



LOWFIELD FARM, BARWICK IN ELMETE LS15



Occupying a discrete and private position in the heart of the village.

Occupying a discrete and private position in the heart of the village and perfectly positioned within its beautiful, landscaped grounds Lowfield Farm is an opportunity like no other. Boasting approximately 12 acres of land and paddocks with exceptional state of the art facilities, stabling and a floodlit ménage.

Lowfield Farm is located on the outskirts of the highly regarded and much sought-after village of Barwick-In-Elmet, enjoying a rural and peaceful setting. This stunning property offers over 4000 sq ft of living accommodation and was constructed in 2012.

The ground floor of this expansive home provides spacious and flexible living space ideal for families and those that like to entertain. In brief the property comprises: a large reception hall with a solid oak return staircase leading to the first-floor accommodation with storage cupboard below, cloakroom with w.c., snug/family room, large utility room/office with w.c., pantry, formal lounge and a separate dining room.



Tenure
Freehold

Local Authority
Leeds City Council

Council Tax Band
Band G

EPC Rating
C



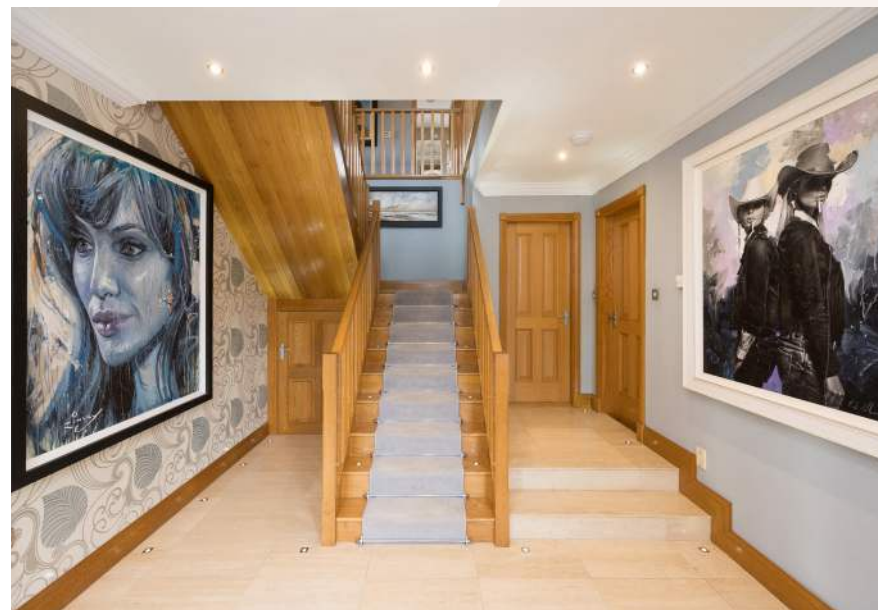


Property description

A spacious and light open plan living/breakfast kitchen from Jeremy Wood Interiors, featuring a magnificent central island unit with Italian marble top and a wealth of high-quality solid wood storage units fitted at floor and wall height with granite top work surfaces. These incorporate an array of high spec integrated appliances including a dishwasher, fridge freezer unit, steam oven, two further ovens, microwave oven, induction hob and champagne sink unit. The also kitchen provides access to a living / party room which is an ideal space to entertain, with 'French' patio doors opening out on to a large paved patio with pizza oven and the landscaped gardens beyond.

The solid oak wood staircase leads to a galleried landing area providing access to all the bedrooms. The master suite has a picture window to the front elevation with a large walk-in wardrobe and is serviced by its own luxurious en-suite shower room. The second bedroom is also spacious and benefits from a modern en-suite shower room. There are three further bedrooms all with fitted wardrobes; complemented by a contemporary house bathroom with separate walk-in shower.

OUTSIDE - This private home is approached via secure electric gates leading to an extensive driveway and turning circle with a delightful stone water feature and provides generous parking for numerous vehicles. The south facing landscaped gardens to the rear of the property along with the patio is a real selling feature being beautifully maintained and enjoys complete privacy. To the immediate rear is an extensive paved patio area accessed via the kitchen, dining room and living room and is ideal for alfresco dining and outdoor entertaining with a purpose-built area housing a hot tub. Steps lead up to a large lawned garden with established borders. A footpath leads to a superb timber-built summer house with seating area, power, lighting, water and air conditioning installed. An additional wooden gazebo makes for a perfect games area and there is also a 'Reindeer House' with a firepit..





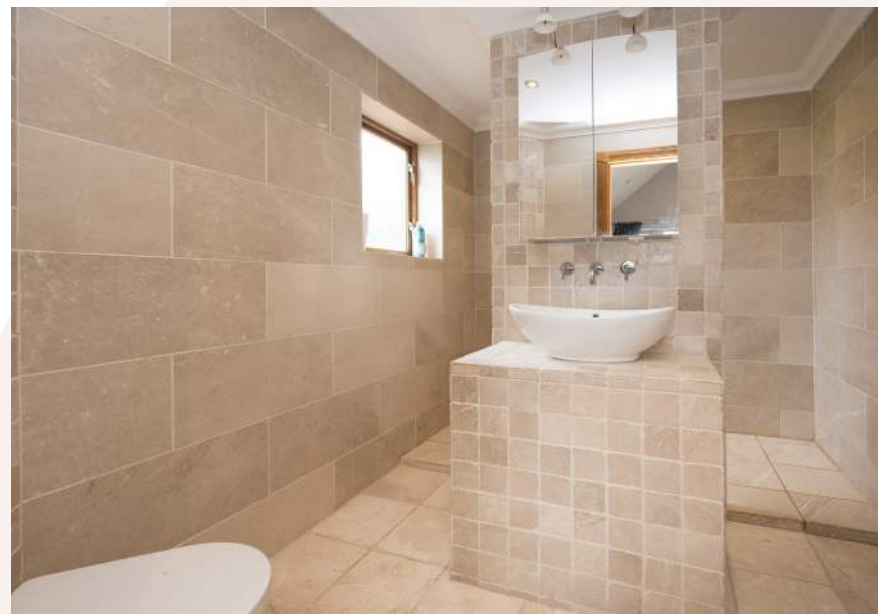
Property description continued

EQUESTRIAN FACILITIES - From the main house a gravelled driveway provides additional parking and access to excellent equestrian facilities featuring three paddocks and a floodlit menage. The newly built stable block incorporates six stables, a feed store and tack room. A converted barn opposite provides additional living space and incorporates a living room, kitchen, bedroom and shower room. A large, covered vehicle bay area is designed to house tractors, lawn mowers and trailers and there is also a large barn perfect for storage.

Homes of this calibre are few and far between, even less that are in the heart of such a sought-after village. Barwick in Elmet is a popular and conveniently located village to the East of Leeds and approximately 6 miles south of the market town of Wetherby and readily accessible to the A1/M1 link road and M62. For the commuter, there is a railway station approximately 2.5 miles away at Garforth from where the journey time into Leeds City Centre is 12 minutes approximately. Amenities within the village itself include primary school, general stores, post office, public houses, maypole and historic church. The new 'East Leeds Orbital Route' now means that those living in Barwick In Elmet can drive to 'The Springs' retail and leisure park in less than 10 minutes. Access to both Leeds and York takes around 25 minutes via the A64.

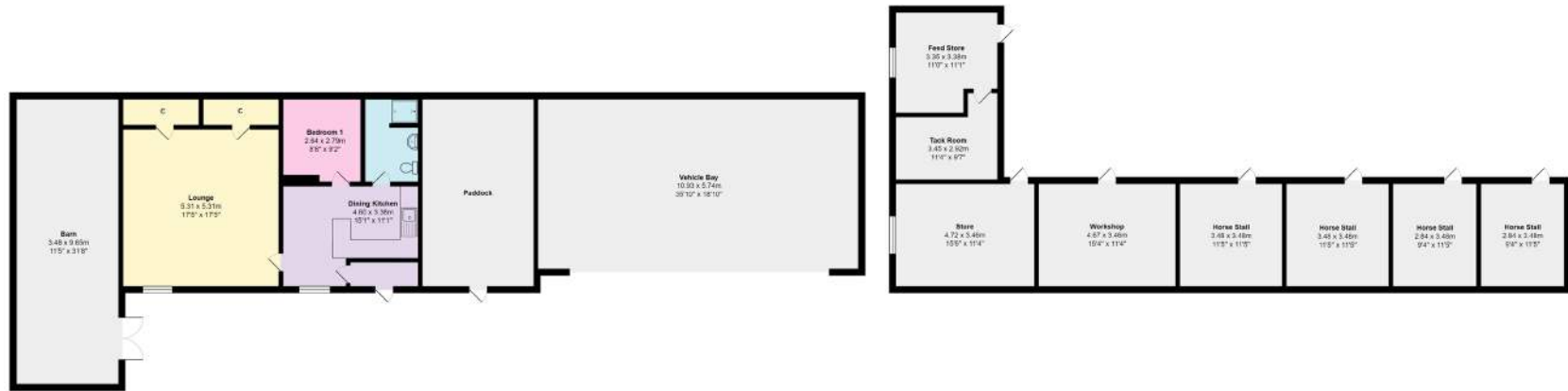
Services

We are advised the property has Gas central heating – Mains water – 3 phase electrics - Sepetic tank









Approximate Area = 3,919 sq ft / 364 sq m
 Outbuildings = 3,562 sq ft / 329.9 sq m
 Total = 7,471 sq ft / 694 sq m
 All measurements are approximate and for display purposes only

PLEASE CONTACT THE HARROGATE OFFICE - 01423 53 00 88 - 24 ALBERT STREET, HARROGATE HG1 1JT

Fixtures and fittings: A list of the fitted carpets, curtains, light fittings and other items fixed to the property which are included in the sale (or may be available by separate negotiation) will be provided by the Seller's Solicitors.
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Particulars dated September 2022. Photographs and videos dated September 2022.

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