



Moss House, Scotland Lane, Horsforth, Leeds

Located on this highly desirable address in a semi-rural location on the outskirts of Horsforth and close to Leeds Bradford Airport, is this fantastic opportunity to modernise a substantial Grade II Listed character home set within land extending to 19.632 acres (7.945 Ha) including large formal gardens and numerous outbuildings that include a large outhouse, a number of loose boxes and a large menage, all of which now require redevelopment but have fantastic potential.

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Moss House, Scotland Lane, Horsforth, Leeds, West Yorkshire, LS18 5HN

Leeds 6.5 miles, Harrogate 14.5 miles, Skipton 21 miles (all distances approximate)

Guide Price: £1,495,000

Accommodation

Ground Floor: Entrance Hall; Sitting Room; Games Room; Snug; Dining Room; Kitchen; House Bathroom.

First Floor: Five Double Bedrooms, one with Ensuite; House Bathroom.

Outside: Off street parking and garaging. Outbuildings including outhouse, menage and 12 loose boxes. Formal house gardens and surrounding land. Plot extends to 19.632 acres (7.945 Ha) in all. (Please note the vendor would be prepared to consider selling the property with different land lot sizes.)

General Remarks

This is a rare and exciting opportunity for anybody wishing to take on a substantial redevelopment project, particularly those with equestrian interests. The property is approached off Scotland Lane with its own private driveway which affords the property and gardens a high level of privacy. The character stone-built property provides spacious accommodation arranged over two floors and has excellent potential to be a most impressive home.

The accommodation to the ground floor includes an entrance hall, a particularly large sitting room, games room, snug, house bathroom, dining room and kitchen with rear porch. To the first floor there are five double bedrooms, one of which has ensuite facilities, and a large house bathroom.

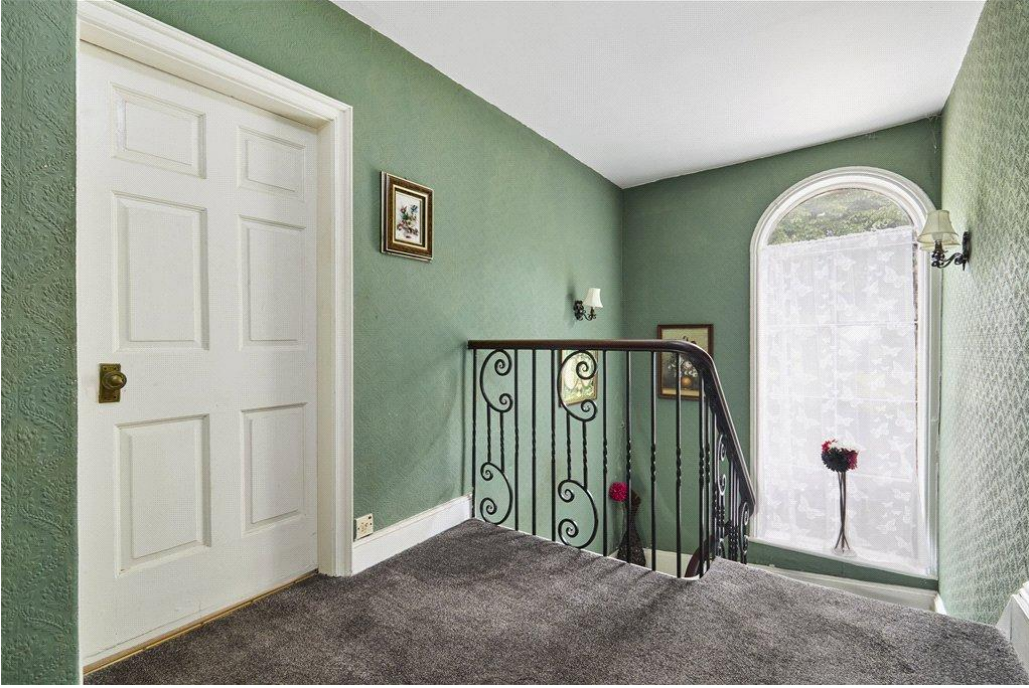


Adjoining the accommodation is a very good sized garage/workshop with an upper floor that provides excellent further potential to extend this accommodation subject to any necessary consents.

To the outside of the property there are large formal gardens whilst to the rear a courtyard provides ample parking for a number of vehicles also giving access to the selection of outbuildings and access to the land. The collection of outbuildings includes a large outhouse, menage and 12 loose boxes – all of which require extensive renovation or rebuilding works. Surrounding the property to the east, south and west are fields amounting to 17.654 acres (7.144 Ha).







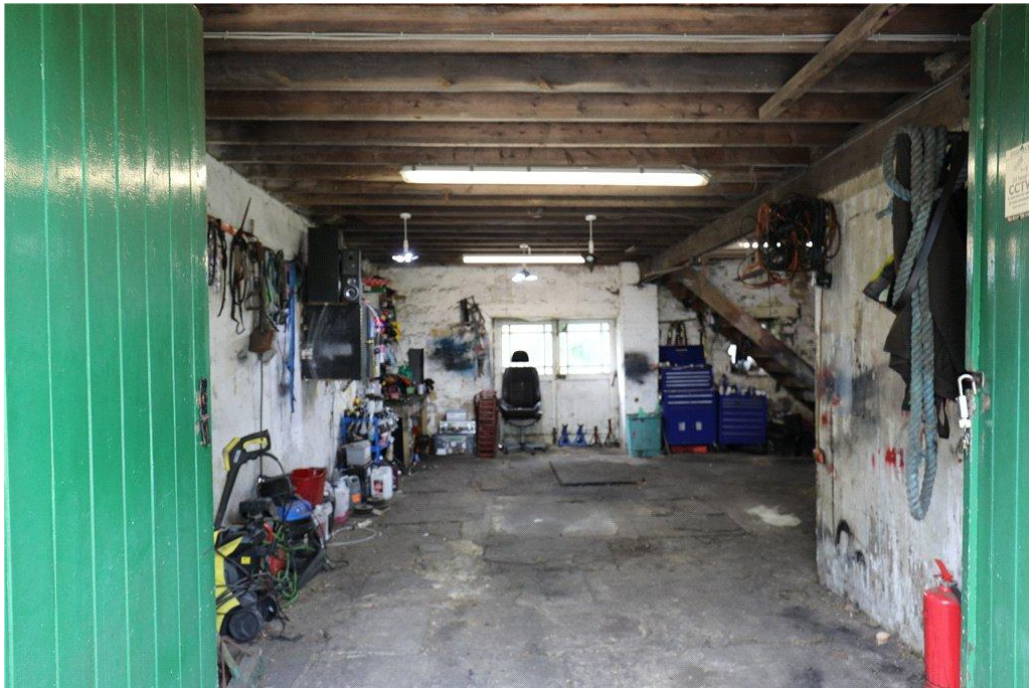




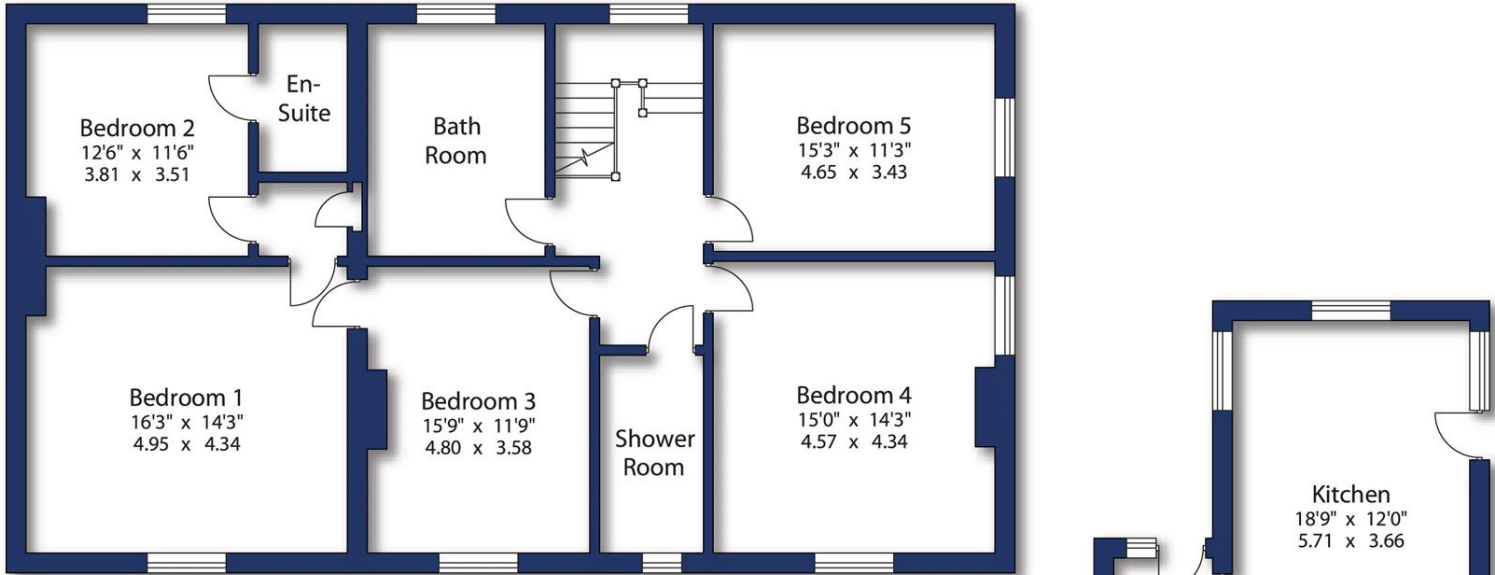




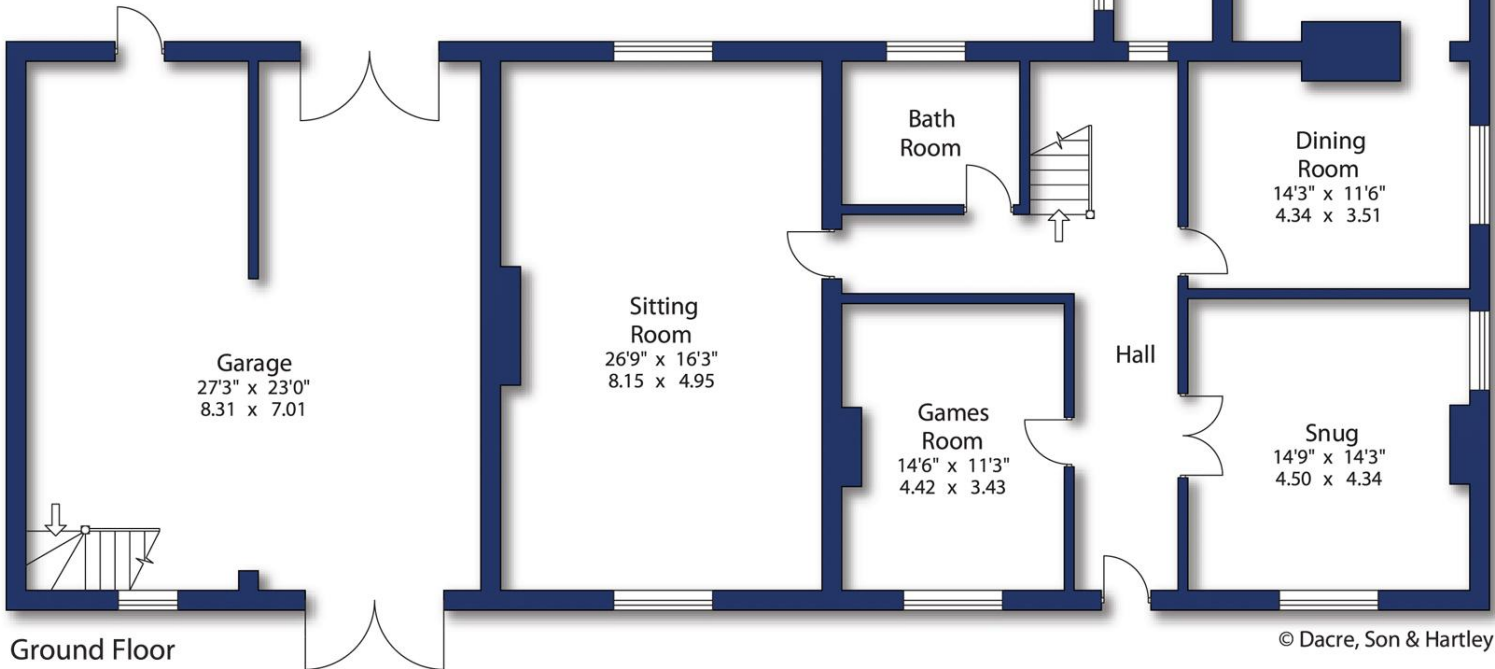




Floorplans



First Floor



Ground Floor



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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
92-100 A		
81-91 B		
69-80 C		
55-68 D		
39-54 E		
21-38 F		
1-10 G		
Not energy efficient - higher running costs		
England & Wales		
EU Directive 2002/91/EC		

Mortgage Advice Bureau

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Dacres Surveys

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Contact us

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Directions

Leave the centre of Horsforth in a north westerly direction along Brownberrie Lane and turn right onto Scotland Lane. The driveway to Moss House can be found after approximately 600 metres on the left hand side.

What3Words: tricks.statue.brick

Local Authority & Council Tax Band

- Leeds City Council, Council Tax Band G

Tenure, Services & Parking

- Freehold
- The property is a Grade II Listed building - Listed Building Entry no.1240016
- A public right of way runs along the property's western boundary.
- There is a covenant on the land allowing Leeds and Bradford Airport access for maintenance to the runway lights. A copy of the title can be provided upon request.
- Tree Preservation orders are in place - TPO1952_001HRS
- Mains electricity and water are installed. Drainage is to a septic tank. Electric heating.
- Off street parking and garaging.

Internet & Mobile Coverage

For information on Internet and Mobile coverage access the Ofcom website from this link <https://checker.ofcom.org.uk/>

Flooding

For information on flood risks please use this link [Check for flooding in England - GOV.UK](https://checkforflooding.gov.uk/)

Agent's Notes

If any issue such as location, communications or condition of the property are of material importance to your decision to view then please discuss these priorities with us before making arrangements to view.

Buyer Anti Money Laundering Checks

We are required by HMRC to undertake Anti Money Laundering checks for all buyers to the contract. These checks are carried out through iamproperty who will make a charge of £26.10 inclusive of VAT per buyer. We will also need to see proof of funding. We cannot mark a property Sold Subject to Contract until the checks have been satisfactorily completed.

Referral Fees

Where we refer a seller/s or a purchaser/s to any of the following providers (and you are welcome to use an alternative), we reserve the right to claim a reasonable commission in respect of such services which will be charged to the third party provider: - Conveyancing Provider to deal with the transfer of title and Surveyor Services. In either instance the fee/commission will not exceed £450 per case. In respect of referrals to Mortgage Advice Bureau the average fee will be approximately £450 but may vary and is case specific. Any such commission does not affect our prices to you but may result in the third party provider's prices being higher than it may otherwise be.

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