



The Barn, Ling Bob Lane, Horsforth, Leeds, LS18 5FA

Dacres Son & Hartley are delighted to bring to market this VERY IMPRESSIVE AND SUBSTANTIAL BARN CONVERSION, Sure to appeal to families and couples looking to acquire their 'forever home' the property is something truly stunning. It has the best of both worlds rural but yet only a few minutes from Horsforth and amenities.

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Guide Price: £1,250,000

- Stunning high specification four bedroom restored stone barn
- Oozing with character and charm - circa 1680
- Picturesque location on exclusive courtyard
- Private walled landscaped garden
- Double garage and forecourt parking
- Spacious family open plan living kitchen diner
- A suburb family in our opinion
- Grade 2 listed



General remarks

MAGNIFICENT DETACHED FOUR BEDROOM barn conversion RESIDENCE Offered to the market with NO ONWARD CHAIN, this impressive home is full of character and charm and provides flexible accommodation of more than 3000 sq.ft.

This beautifully layered home blends timeless charm with modern versatility, offering character features alongside bright, open spaces perfect for entertaining or unwinding. With four bedrooms, multiple reception areas, and a walled garden and patio, it's a sanctuary designed for both family life and quiet luxury. Every detail invites comfort, personality, and the freedom to truly make it your own.

The ground floor is a haven of space and light, at the heart of the home, a substantial kitchen-living/dining area is designed with both style and practicality in mind. With extensive fitted storage in the kitchen, a breakfast bar with seating, it's a true showstopper. A large dining area and ample space for a living space, bright airy arch double height stable window, creating a perfect setting for dinner parties or family gatherings, with access to the garden. The main lounge is rich in character, log burner and double doors opening into the kitchen/dining family room and access outside, an ample room to curate a cosy yet spacious feel all year round. Also on the ground floor is a wc, utility room, drying room and a large luxurious bedroom with its

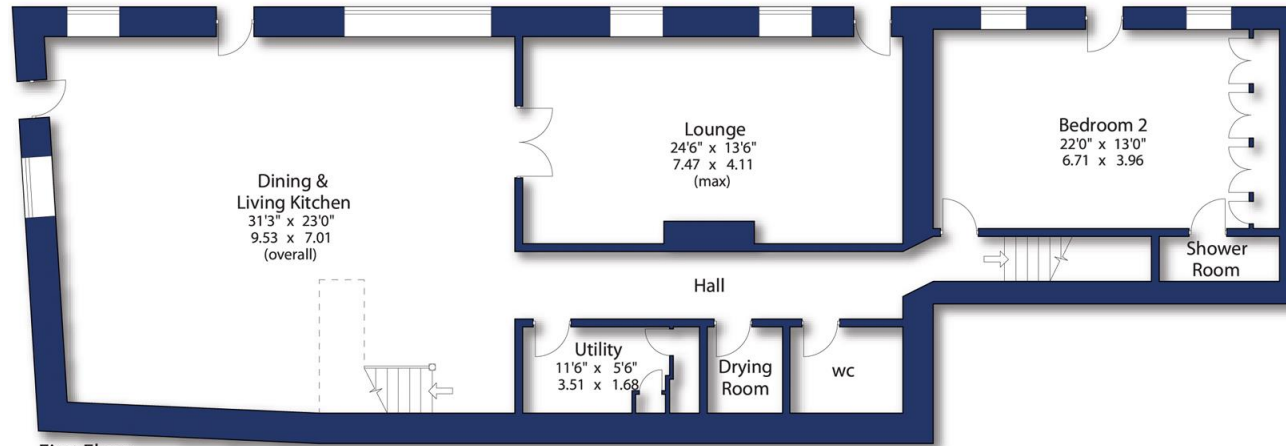
size and natural light. It benefits from fitted wardrobes/ storage and a stunning en-suite shower room.

There is two staircase's one which to the principal bedroom, it benefits from a walk-in wardrobe with fitted storage and a stunning en-suite bathroom, featuring a freestanding bath, walk-in shower a stunning space. The second staircase has a gallery landing and a mezzanine living room, the aspect, views and light are sure to wow you. The landing leads to an office area, two further double bedrooms with a jack and gill house bathroom with separate shower and bath, one of the bedrooms has a walk in wardrobe/storage space also. Externally, the property is accessed by private gates on Scotland lane which leads down a private road past open green fields and equestrian stables, which leads to the courtyard via a second set of gates. These four properties were all converted around 2017 a lovely private development. The Barn has private parking with a double garage, a walled garden with lawn, patio and shrub borders a low maintenance garden, with stunning views and ample privacy, an ideal setting for an entertaining with family and friends.

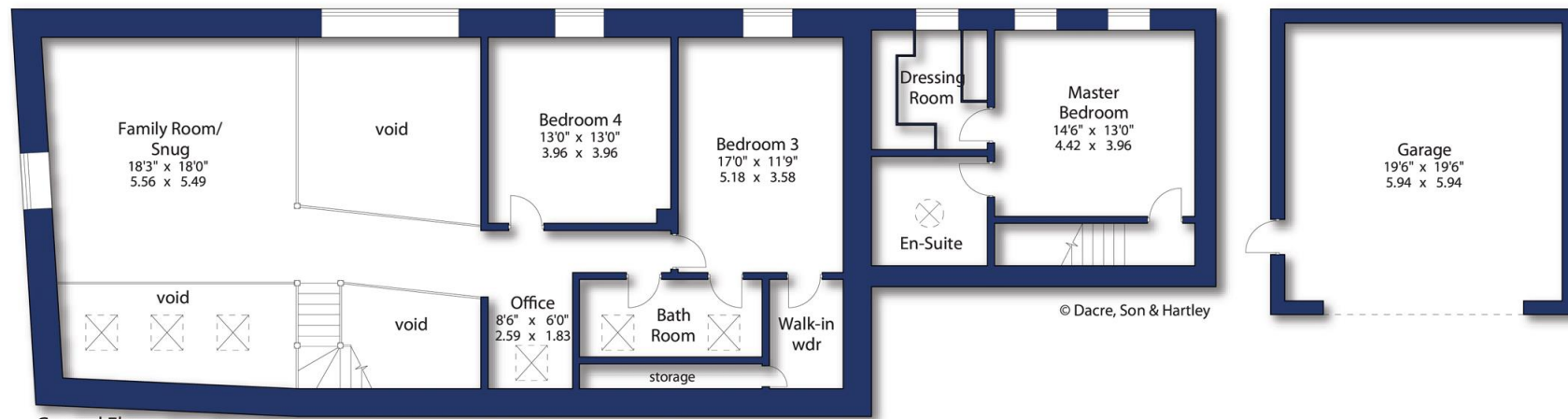
This exceptional property offers spacious accommodation, elegant interiors, and a wealth of features, making it a truly special home in a highly desirable location.

Floorplans

Approx Gross Floor Area = 3225 Sq. Feet
(Excluding void areas) = 299.6 Sq. Metres



First Floor



Ground Floor

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Dacres Surveys

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Contact us



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Location-

Scotland lane remains a prime address and sought after location within Horsforth North Leeds locale. This magnificent characterful home represents a truly rare opportunity to acquire a property with period features combined with a modern twist. Peacefully tucked away, yet within a short distance from the town centre, excellent amenities including the train station, airport and schools - the property strikes the perfect balance between seclusion and convenience. Being close to Horsforth train station there are quick connections to Leeds City Centre, Harrogate, York as well as Leeds-Bradford airport for those who need to commute or holiday abroad.

Local Authority & Council Tax Band

- Leeds City Council,
- Council Tax Band G

Tenure, Services & Parking

- Freehold
- Mains services & septic tank
- Double garage and parking

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](#)

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 £34.20 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.