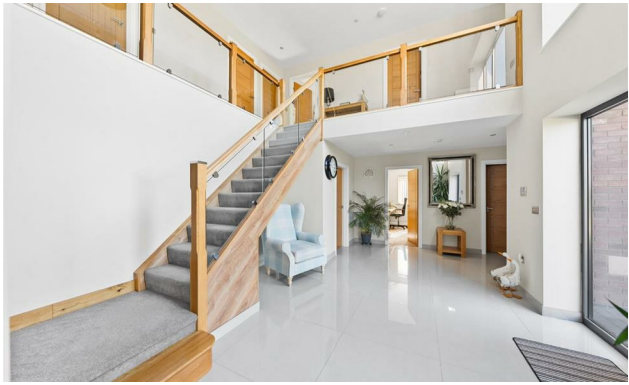


Biggin Lane, Biggin, LS25 6HH

- ARCHITECT DESIGNED FIVE BEDROOM DETACHED HOME
- UNOBSTRUCTED COUNTRYSIDE VIEWS
- THREE BATHROOMS & SHOWER ROOM
- DOUBLE GARAGE & WORKSHOP
- WET ZONED UNDERFLOOR HEATING TO THE GROUND FLOOR
- FIRST TIME TO THE MARKET
- NO ONWARD CHAIN
- 0.75 ACRE PADDOCK
- INSTALLED CAT6 CABLING SYSTEM INC. CCTV & ALARM

HUNTERS®
EXCLUSIVE

Asking Price £1,250,000

Biggin Lane, Leeds

DESCRIPTION

Positioned on a substantial 1.3 acre plot, this stunning, architect designed, five bedroom detached home offers unobstructed picturesque countryside views, with a sleek modern interior and spacious living. Set in the rural village of Biggin, this property offers a peaceful setting, ideal for families.

An impressive double-height entrance hall immediately sets the tone for this exceptional property, creating a sense of space and elegance from the moment you arrive. A striking solid Oak and glass staircase rises to the first floor, leading to five well proportioned bedrooms, two dressing rooms, two bathrooms, and a luxurious master en-suite. The home's thoughtful design is evident throughout, with a versatile downstairs office conveniently positioned off the reception hall and adjacent to the WC - offering flexibility to be used as a sixth bedroom if required.

A bright and airy lounge sits to the front of the property, with dual-aspect windows framing scenic views across the open countryside. This inviting space is perfect for relaxation, featuring a multi-fuel stove set beneath a wooden mantel with granite hearth, creating a warm and cosy atmosphere for family living and entertaining alike.

The heart of the home is a beautifully appointed kitchen, featuring a range of bespoke cabinetry and high-quality finishes throughout. Equipped with two double ovens, this space perfectly balances style and practicality. The luxurious design continues into the dining area, where two sets of bi-folding doors open out to the outdoors, creating a seamless connection between inside and out and allowing for wonderful dual-aspect living - ideal for entertaining and modern family life.

Adjacent to the kitchen, the utility boasts further fitted wall and base units with sink and space for a washing machine. Here, you will also find the downstairs shower room which is comprised of a large walk in shower, low level WC and wash hand basin.

Completing the ground floor is the second reception room, used by the current owners as a games room and bar equipped with a 3/4 snooker table and a second log burning stove - perfect for entertaining. Bi-folding doors open out onto the South facing patio with unobstructed views across open countryside.

To the first floor, the principal suite is nothing short of impressive. Dual aspect windows provide stunning views out over the countryside and allow for natural light to fill the space. The luxurious en-suite is comprised of a large walk in rainfall shower, double bath, low level WC and wash hand basin set within a large vanity unit, also offering additional storage. The dressing room boasts a range of fitted wardrobes with hanging and drawer storage, and space for a dressing table.

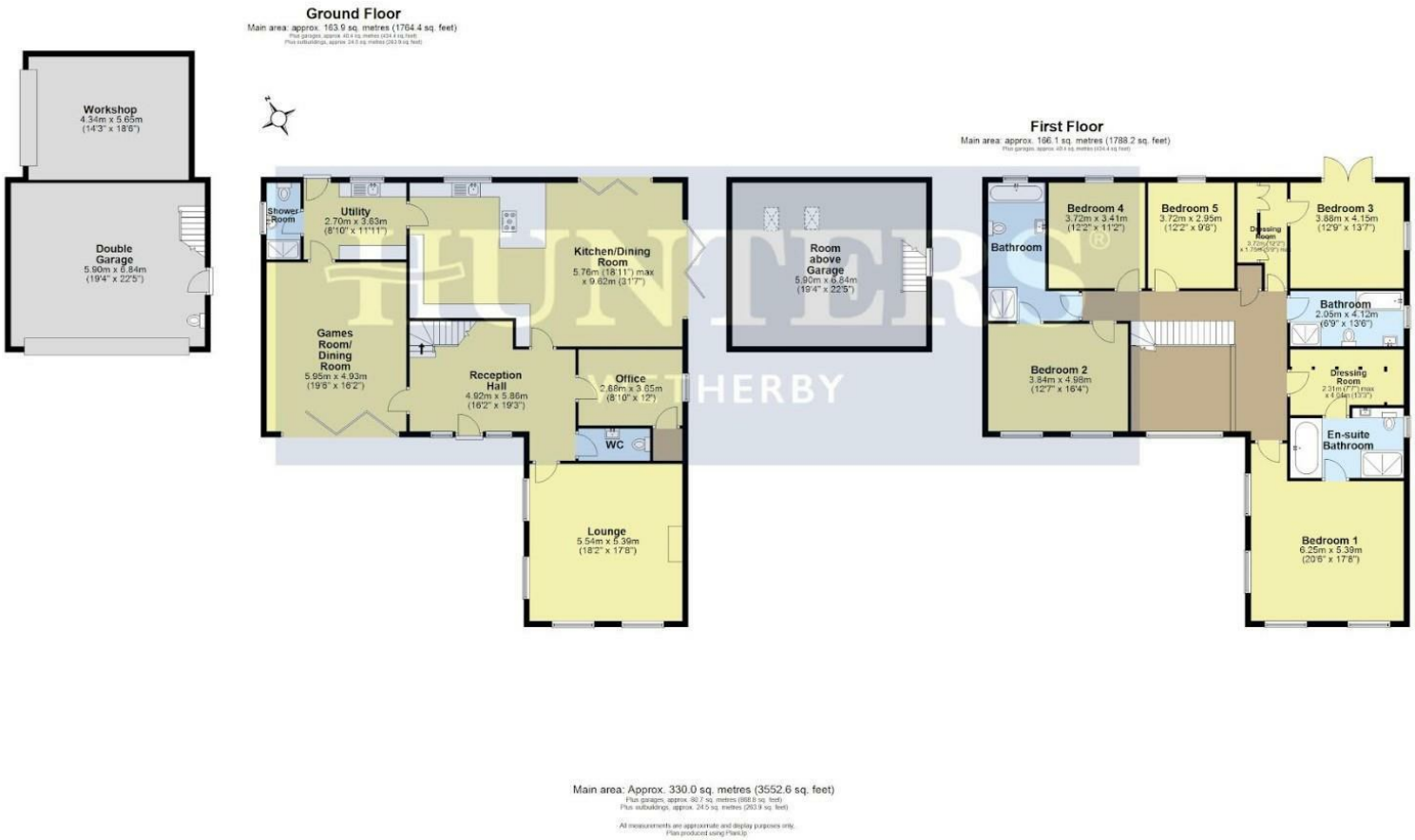
Bedroom two is another bright and airy space with windows to the front aspect, and benefits from a 'Jack and Jill' entrance to an en-suite bathroom, which is again comprised of double ended bath, walk in rainfall shower, low level WC and wash hand basin set upon a floating vanity unit.

Bedroom three enjoys breathtaking views via the double patio style doors to the rear. This room also benefits from a dressing room with a range of fitted wardrobes for ample storage.

The final two bedrooms are both well sized doubles, continuing the bright and airy theme of the home so far and enjoy use of the house bathroom, comprised of another four piece white suite.

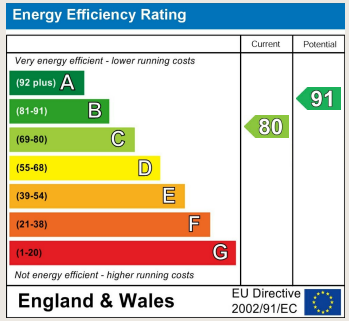
Externally, the grounds are simply stunning and have been landscaped to a high standard. As you approach the property, double gates open in to the large gravel driveway leading to the double garage and allowing for ample off street parking. The double garage benefits from a water & drainage connection, and an upstairs room offering versatility to the modern family.

The extensive gardens are mainly laid to lawn with block paved patio areas and wrap around the property seamlessly creating maximum kerb appeal. Set to the rear of the grounds is the 0.75 acre paddock, separated from the main grounds by a quaint picket fence allowing for unobstructed views from the main residence.



ENERGY PERFORMANCE CERTIFICATE

The energy efficiency rating is a measure of the overall efficacy of a home. The higher the rating the more energy efficient the home is and the lower the fuel bills will be.



These particulars are intended to give a fair and reliable description of the property but no responsibility for any inaccuracy or error can be accepted and do not constitute an offer or contract. We have not tested any services or appliances (including central heating if fitted) referred to in these particulars and the purchasers are advised to satisfy themselves as to the working order and condition. If a property is unoccupied at any time there may be reconnection charges for any switched off/disconnected or drained services or appliances - All measurements are approximate.
THINKING OF SELLING? If you are thinking of selling your home or just curious to discover the value of your property, Hunters would be pleased to provide free, no obligation sales and marketing advice. Even if your home is outside the area covered by our local offices we can arrange a Market Appraisal through our national network of Hunters estate agents.

01937 588228

5a Market Place Wetherby, LS22 6LQ

wetherby@hunters.com