



## Scarthingwell Lane

Scarthingwell, LS24 9PF  
£600,000



# SIGNATURE

BY

**Emsleys** | estate agents

# Scarthingwell Lane

Scarthingwell, , LS24 9PF

\*\*\*STUNNING BARN CONVERSION. SOUGHT AFTER LOCATION. FEATURE BEAMS. AIR SOURCE HEAT PUMP.\*\*\*

Nestled on the charming Scarthingwell Lane, this exquisite Grade II listed barn conversion offers a unique blend of historical character and modern living. Recently converted from a barn, the property boasts an impressive four bedrooms, making it an ideal family home or a spacious retreat for those seeking a tranquil lifestyle.

Upon entering, you are into an impressive, unique hallway before being greeted by the open plan kitchen/reception room, perfect for entertaining guests or enjoying quiet evenings with family. The layout is thoughtfully designed to maximise space and light, creating a warm and welcoming atmosphere throughout. With a WC, utility and study to the ground floor, completing this charming home.

The property features two well-appointed bathrooms, ensuring convenience for all residents. The modern amenities are complemented by an air source heat pump, providing energy-efficient heating and contributing to a sustainable lifestyle.

Outside, the property offers parking for two vehicles, a valuable asset in this desirable location, as well as an EV charger. The surrounding area is peaceful, allowing for a serene living experience while still being within easy reach of local amenities and transport links.

This remarkable home is a rare find, combining the charm of its historical roots with contemporary comforts. It presents an excellent opportunity for those looking to invest in a property that stands out in both character and quality. The vendor made us aware there is a residents management charge of £100 per month which is reviewed annually and is for upkeep and drainage/waste management. Do not miss the chance to make this stunning house your new home. Call us now to arrange your viewing.

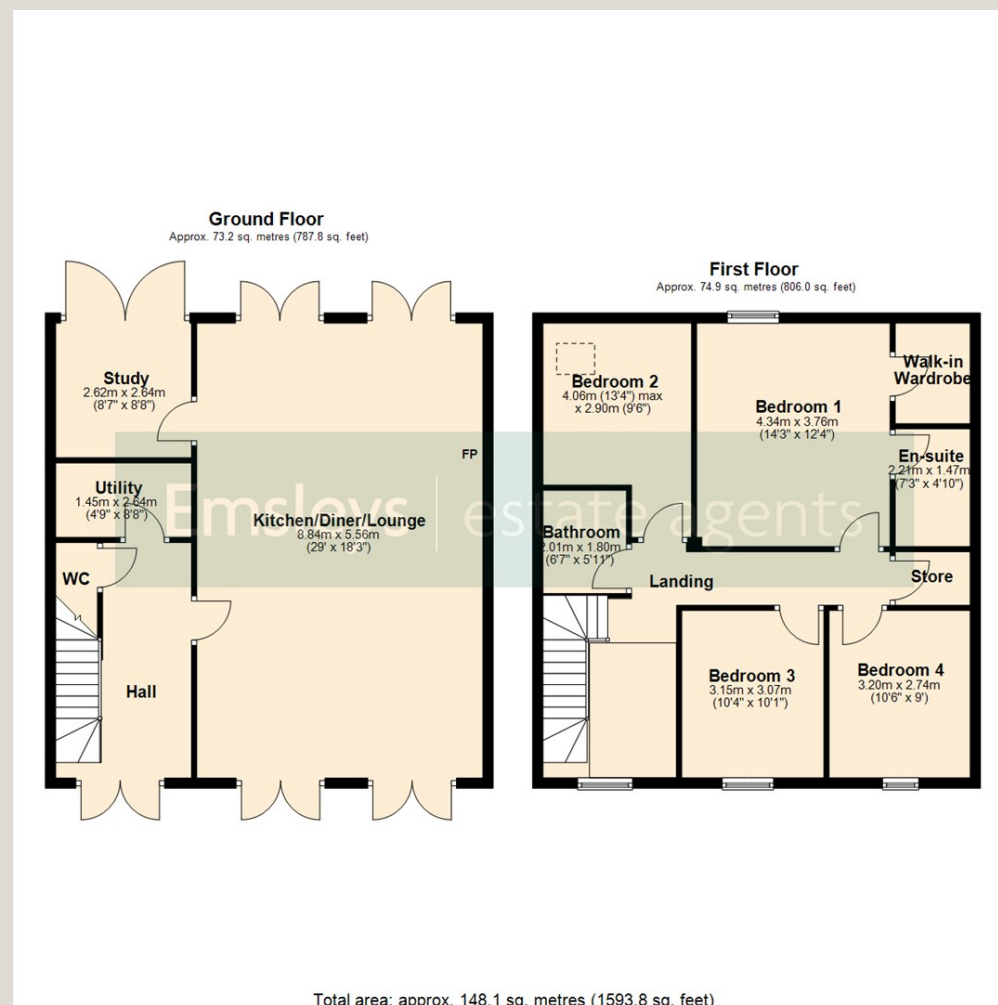
- STUNNING BARN CONVERSION
- SOUGHT AFTER LOCATION
- RARE OPPORTUNITY
- PARKING FOR TWO PLUS EV CHARGER
- MASTER WITH EN-SUITE
- STUDY & UTILITY
- AIR SOURCE HEAT PUMP
- ENCLOSED LANDSCAPED GARDEN
- Council Tax Band F
- EPC Rating D











6 Main Street, Garforth  
Leeds LS25 1EZ

t. 0113 286 4000

e. garforth@emsleysestateagents.co.uk

[www.emsleysestateagents.co.uk](http://www.emsleysestateagents.co.uk)

35 Austhorpe Road, Crossgates  
Leeds LS15 8BA

t. 0113 284 0120

e. crossgates@emsleysestateagents.co.uk

4 Wolsey Parade,  
Sherburn in Elmet LS25 6BQ

t. 01977 680 088

e. sherburn@emsleysestateagents.co.uk

65 Commercial Street, Rothwell  
Leeds LS26 0QD

t. 0113 201 4040

e. rothwell@emsleysestateagents.co.uk

These details are for guidance only and complete accuracy cannot be guaranteed. If there is any point, which is of particular importance, verification should be obtained. They do not constitute a contract or part of a contract. All measurements are approximate. No guarantee can be given with regard to planning permissions or fitness for purpose. No apparatus, equipment, fixture or fitting has been tested. Items shown in photographs are NOT necessarily included. Interested Parties are advised to check availability and make an appointment to view before travelling to see a property.



SIGNATURE

BY

Emsleys | estate agents