



Orchard House  
34A Hall Drive | Bramhope | Leeds | LS16 9JE

FINE & COUNTRY





# Step inside

## Orchard House

Situated on the ever popular Hall Drive in a tucked away setting is this stunning six bedroom detached family home appointed to the highest of standards and sitting in beautiful mature gardens.

Orchard House extends to over 5,300 sq ft of spacious and flexible accommodation over three floors and comprises; central entrance hallway with guest w/c which gives access to all principal rooms. The generous living room has a beautiful feature reclaimed oak fireplace incorporating a solid fuel burning stove with slate hearth, two sets of French doors leading out to the extensive paved patio and beautiful gardens beyond, and a set of double glazed doors leading back into the hallway, a family/sitting room which could also be used as a home office features a bespoke fitted bookshelf and desk beneath the rear window, floor to ceiling storage units and double French doors, again leading to the rear gardens. The formal dining room again has French doors leading outside. The living dining kitchen features oak wall and base units with granite work surfaces above, a central island unit with further storage and wine racks, a range of integrated appliances including a Cannon Range Cooker with six burner gas hob, electric warming plate, two ovens, grill and warming drawer; a Rangemaster extractor hood and a Fischer & Paykel two drawer dishwasher. Leading from the kitchen is a generous utility room which again features further storage units with matching granite work surfaces, provision for a washing machine and tumble dryer; and a secondary w/c, as well as a door leading to the side of the house.

To the first floor is a generous landing which has a useful walk in storage cupboard, and two further floor to ceiling linen cupboards as well as giving access to the bedrooms. The luxurious master suite has the benefit of air conditioning, feature 'Starlight' ceiling, fitted wardrobes and drawers, a useful vanity area

located behind the bed, connecting dressing room with further fitted wardrobes and sensor lighting. There is also a large en-suite which has underfloor heating, atmospheric coloured lighting on dimmer switches, a double-ended bath with hand-held shower, his-n-hers wash hand basins with mirror above and vanity drawers below, and a walk in triple shower.

There are a further three good sized double bedrooms to this floor; bedroom two having the benefit of a modern en-suite shower room, and all bedrooms having the advantage of fitted wardrobes. There is a generous house bathroom which services the other bedrooms and which is fully tiled, has a double-ended bath, wash hand basin with mirror above and vanity drawers below, low level w/c and walk in shower. In addition there is large games room with ample space for table tennis and a pool table, two dormer windows each with window seats below and useful eaves storage.

To the second floor are two further bedrooms and a gym, all with the benefit of air conditioning, one of the bedrooms has a dressing room which is fitted with a dressing table and wardrobes. There is a second house bathroom which has a corner bath, separate shower cubicle, pedestal wash and basin and low level w/c. There is a further concealed landing which leads to two further walk in box rooms, ideal for storage. Outside, twin wrought iron electric gates open up to a long sweeping gravelled driveway bordered by a variety of shrubs and plants, leading to ample parking for numerous vehicles. There are twin garages with electric roller shutter doors which lead directly into the utility room, and a mezzanine level ideal for storage.







To the front of the house is a raised extensive paved patio area which attracts the early morning and evening sun, and provides a delightful approach to the front door via a short flight of curved steps.

To the side, a further flight of steps are bordered by a number of well stocked beds and lead to an orchard which has a variety of fruit trees and soft fruit bushes, a vegetable section with raised beds, two large greenhouses with heated beds and heated-sensitive window openers, a further garden shed and a generous polytunnel.

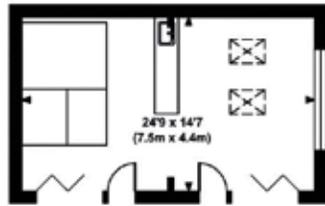
The main garden to the rear is south-facing and extremely private with a full width stone patio running the length of the property to the immediate rear providing an ideal space for outdoor entertaining. Beyond the patio is a good sized lawn with well-stocked borders, an Arbour with honeysuckle, wisteria and clematis leads past a well-stocked rockery, ornamental pond with waterfall feature and up to a raised seating area providing a beautiful vista over the garden. There is a second pond which has a feature fountain and is surrounded by a variety of water plants. The current owners have also created a fantastic children's play area which comes complete with Jungle Gym, swings, slides, decorative trellis fencing, and a hand gate.

In addition, there is a large henhouse, and a purpose built detached summer house which has two sets of bi-folding doors, a pitched timber panelled ceiling incorporating two velux windows and a further window. There is a double, purpose built barbecue with chimney over, pizza oven and ceramic tiled bar with adjacent Belfast sink. This space could also be used as a home office or studio and has the benefit of infra-red heaters. This truly stunning home offers luxurious living and magnificent grounds for any family, and must be viewed to fully appreciate the accommodation on offer.

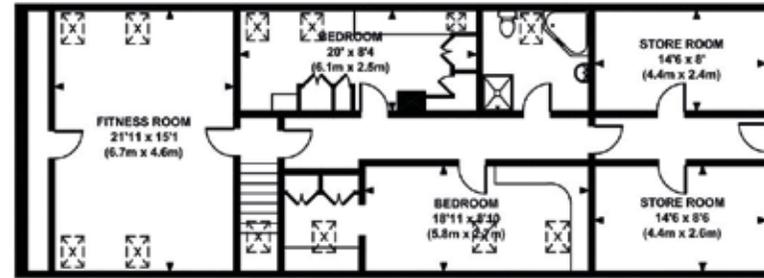
Hall Drive is a private road on the fringe of the village of Bramhope, a sought after area due to its proximity to not only Leeds City centre but also the spa town of Harrogate as well as Bradford City centre and the market town of Otley. The village is also well placed for access to the main road networks as well as Leeds Bradford International Airport for those commuting further afield. There are a number of local amenities in the village which include shops & a public house as well as primary school, tennis courts and a bowling green. There are excellent secondary schools in the area spreading from Otley and Harrogate to the Grammar School at Leeds.



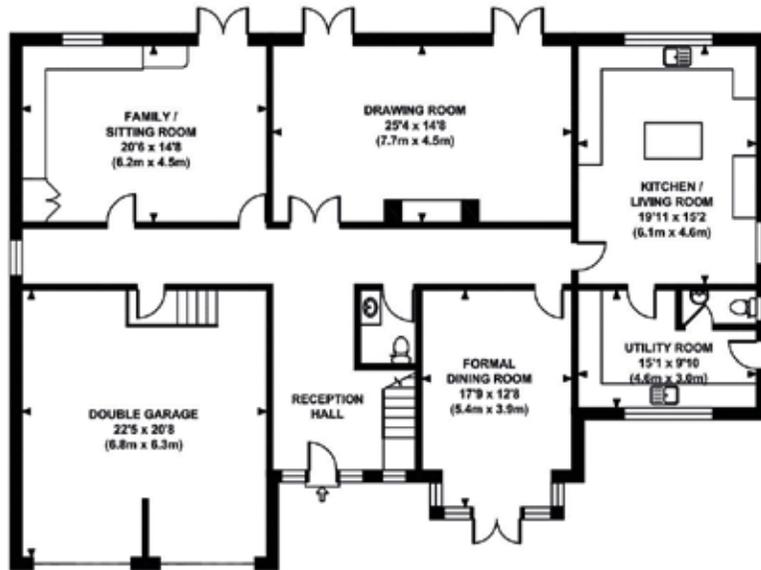
**Energy Efficiency Rating**



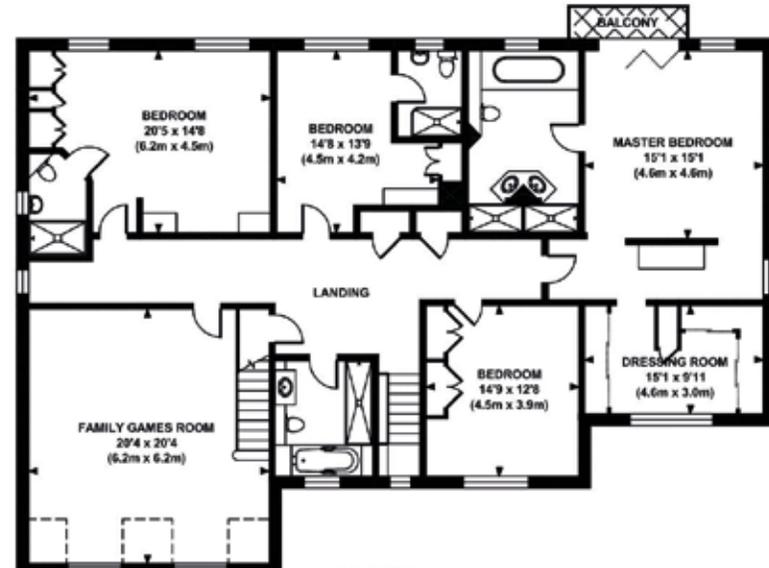
SUMMER HOUSE  
GROSS INTERNAL  
FLOOR AREA 355 SQ FT



SECOND FLOOR  
GROSS INTERNAL  
FLOOR AREA 1367 SQ FT



GROUND FLOOR  
GROSS INTERNAL  
FLOOR AREA 2303 SQ FT



FIRST FLOOR  
GROSS INTERNAL  
FLOOR AREA 2282 SQ FT

ORCHARD HOUSE  
APPROX. GROSS INTERNAL FLOOR AREA 6307 SQ FT/ 586 SQ M  
ILLUSTRATION FOR IDENTIFICATION PURPOSES ONLY - NOT TO SCALE  
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Agents notes: All measurements are approximate and for general guidance only and whilst every attempt has been made to ensure accuracy, they must not be relied on. The fixtures, fittings and appliances referred to have not been tested and therefore no guarantee can be given that they are in working order. Internal photographs are reproduced for general information and it must not be inferred that any item shown is included with the property. For a free valuation, contact the numbers listed on the brochure. Copyright © 2018 Fine & Country Ltd. Company Reg No. 03787696 Registered Office: Manning Stainton Limited, Leigh House, 28-32 St Pauls Street, Leeds, West Yorkshire LS1 2JT. Printed



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