



6 Bed
House - Detached
located in
Monk Fyston

Offers In Excess Of
£1,000,000



enfields

Old Vicarage Lane
Monk Fryston
LS25 5EA

****APPROX 2,250 sq/ft DETACHED with APPROX 550 sq/ft ANNEX****

Property Lead In

Four reception rooms to main house. Annex with lounge, kitchen, two bedrooms and shower room. Circa 6.5 acres, including 5.5 acres of paddocks. tack rooms, barn and horse walker. Private road access. Established dog day care business. Countryside setting with excellent access to Leeds, York and transport links

Built in 1990 and extending to approximately 2,250 sq/ft, this attractive detached home offers spacious and versatile accommodation arranged over three floors, complemented by a self-contained annex.

To the ground floor, the property features a charming, rustic breakfast kitchen with exposed wooden ceiling beams, warm wooden flooring and classic cream cabinetry. Integrated appliances and a bright window over the sink create a welcoming and sociable space. The spacious lounge is full of character, showcasing exposed beams and a brick fireplace with a wood-burning stove, forming a cosy focal point, while French doors open onto the garden, allowing for an abundance of natural light. Further ground floor accommodation includes a dining/family room, utility room, downstairs WC and a good-sized office.

To the first floor, the expansive master bedroom benefits from an adjoining dressing room and en-suite comprising a corner glass shower enclosure with gold trim, pedestal wash basin, low level WC and a frosted window for natural light. There are two further double bedrooms, a single bedroom, and a spacious, fully tiled family bathroom fitted with a panelled bath and overhead shower, pedestal wash basin, WC and bidet.

The second floor provides two additional generous double bedrooms, ideal for flexible family living.

Externally

Externally, the property is further enhanced by a detached, self-contained annex offering a lounge, kitchen, two bedrooms and a shower room, perfect for multi-generational living or guest accommodation.

Set within a generous plot of approximately 6.5 acres, including around 5.5 acres of well-maintained paddocks, this impressive rural property is accessed via a private road serving just one other home and enjoys wide-reaching countryside views. Equestrian facilities are a key feature, with 15 stables, tack rooms, a barn, and a horse walker, all arranged around a central yard that provides ample parking for multiple vehicles. While ideal for equestrian use, the outbuildings and grounds are currently utilised as a successful dog day care business with an established client base, offering excellent versatility.

The property itself is complemented by expansive, beautifully maintained gardens and a southerly facing patio area, perfect for outdoor entertaining and enjoying the surrounding landscape. There is also a pending planning application for two detached four-bedroom properties, each measuring approximately 1,600 sq ft, presenting further development potential.

Located in the sought-after village of Monk Fryston, Leeds, the property benefits from a range of local amenities including village shops, pubs, and well-regarded schools, with excellent access to Leeds and York. Convenient motorway links and nearby train stations provide strong connectivity for commuting and travel.



6



3



4



D



Property Lead In

Four reception rooms to main house. Annex with lounge, kitchen, two bedrooms and shower room. Circa 6.5 acres, including 5.5 acres of paddocks, tack rooms, barn and horse walker. Private road access. Established dog day care business. Countryside setting with excellent access to Leeds, York and transport links

Built in 1990 and extending to approximately 2,250 sq/ft, this attractive detached home offers spacious and versatile accommodation arranged over three floors, complemented by a self-contained annex.

To the ground floor, the property features a charming, rustic breakfast kitchen with exposed wooden ceiling beams, warm wooden flooring and classic cream cabinetry. Integrated appliances and a bright window over the sink create a welcoming and sociable space. The spacious lounge is full of character, showcasing exposed beams and a brick fireplace with a wood-burning stove, forming a cosy focal point, while French doors open onto the garden, allowing for an abundance of natural light. Further ground floor accommodation includes a dining/family room, utility room, downstairs WC and a good-sized office.

To the first floor, the expansive master bedroom benefits from an adjoining dressing room and en-suite comprising a corner glass shower enclosure with gold trim, pedestal wash basin, low level WC and a frosted window for natural light. There are two further double bedrooms, a single bedroom, and a spacious, fully tiled family bathroom fitted with a panelled bath and overhead shower, pedestal wash basin, WC and bidet.

The second floor provides two additional generous double bedrooms, ideal for flexible family living.

Externally

Externally, the property is further enhanced by a detached, self-contained annex offering a lounge, kitchen, two bedrooms and a shower room, perfect for multi-generational living or guest accommodation.

Set within a generous plot of approximately 6.5 acres, including around 5.5 acres of well-maintained paddocks, this impressive rural property is accessed via a private road serving just one other home and enjoys wide-reaching countryside views.

Equestrian facilities are a key feature, with 15 stables, tack rooms, a barn, and a horse walker, all arranged around a central yard that provides ample parking for multiple vehicles. While ideal for equestrian use, the outbuildings and grounds are currently utilised as a successful dog day care business with an established client base, offering excellent versatility.

The property itself is complemented by expansive, beautifully maintained gardens and a southerly facing patio area, perfect for outdoor entertaining and enjoying the surrounding landscape.

There is also a pending planning application for two detached four-bedroom properties, each measuring approximately 1,600 sq ft, presenting further development potential.

Located in the sought-after village of Monk Fryston, Leeds, the property benefits from a range of local amenities including village shops, pubs, and well-regarded schools, with excellent access to Leeds and York. Convenient motorway links and nearby train stations provide strong connectivity for commuting and travel.



Copyright of this drawing is the property of HFA Architecture Limited. It must not be reproduced or amended nor used in the execution of any works whether in conjunction with the proposed works for which it is prepared or otherwise without the express consent in writing of HFA Architecture Limited.

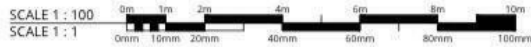
DRAWING TO BE READ IN COLOUR
ALL DIMENSIONS TO BE CHECKED ON SITE.



FIRST FLOOR PLAN 807sq.ft (75sq.m)



GROUND FLOOR PLAN 807sq.ft (75sq.m)



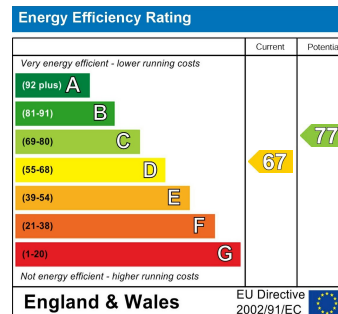
Revision	Description	Date
HFA ARCHITECTURE & DESIGN		
Client: MR DEAN MCKEOWN		
Project: THE STABLES OLD VICARAGE LANE MONK FRYSTON		
Drawing: FLOOR PLANS AS PROPOSED		
Scale	1:100 @ A3	Drawn: DE
Date	NOV 25	
Project No.	1033 HFA ST 08 00 05	Revision: D00

PLANNING

CONTACT

30 Newgate
Pontefract
WF8 1DB

E: sales-pontefract@enfields.co.uk
T: 01977 233124



enfields