

6 Bed

House - Detached

located in

Monk Fryston

Offers Over £900,000







enfields

Old Vicarage Lane
Monk Fryston
LS25 5EA

6

3

4

D

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.



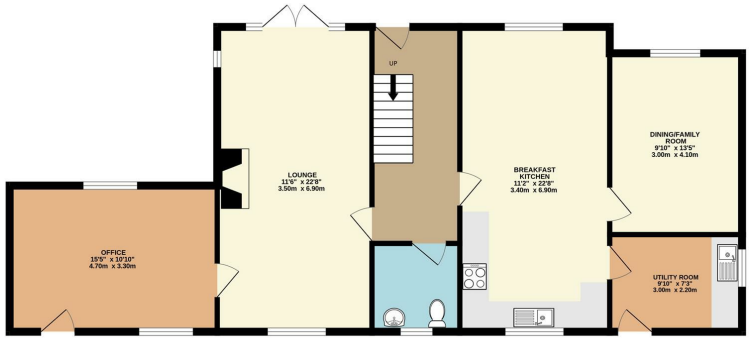




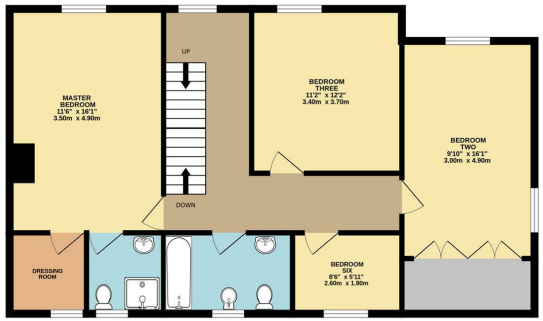




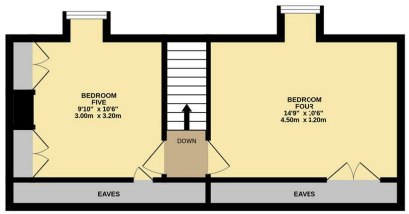
GROUND FLOOR
1022 sq.ft. (94.9 sq.m.) approx.



1ST FLOOR
854 sq.ft. (79.4 sq.m.) approx.



2ND FLOOR
373 sq.ft. (34.7 sq.m.) approx.



TOTAL FLOOR AREA : 2249 sq.ft. (208.9 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
Made with Metropix ©2026

CONTACT

30 Newgate
Pontefract
WF8 1DB

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

