



**THE MANOR HOUSE**  
Tong, West Yorkshire

**Carter Jonas**

## **THE MANOR HOUSE, KEEPER LANE, TONG, BD4 0RS**

Leeds - 6 miles

Bradford - 4 miles

M62 Motorway - 4 miles

Leeds Bradford Airport - 10 miles

The sale of this fine property offers an almost unique opportunity to acquire one of the oldest and historic properties in the village. This spectacular period residence which during the current owner's tenure has undergone a significant and sympathetic programme of restoration and extension to an exceptionally high standard combining a wealth of original period features with luxurious appointment including a fitted kitchen and breakfast room by Little London, substantial orangery with indoor water feature, sitting/dining area with cocktail bar and featuring an exceptional indoor swimming pool with twin Jacuzzis and waterfall. The grounds are equally spectacular providing several private areas ideal for outside entertaining overlooking the two beautiful lakes the largest of the two having a central fountain. At night, the gardens take on an entirely different feel benefiting from strategically positioned floodlighting virtually throughout.

This is the first time the property has been offered to the market in over 30 years, and on an historic note it was once owned by Kirkstall Abbey where the monks would convalesce and The Priest hole and tunnel that used to lead to Tong Hall was used for a quick exit by the Catholic Priests.

The Manor House occupies a private elevated position on the northern fringe of this highly regarded village, with local facilities including a public house, hotel, local dairy, garden centre, cricket ground and a variety of shops and schools available nearby. Most denominations of schools are also within easy reach including Leeds and Bradford grammar.

**A BEAUTIFULLY RESTORED AND EXTENDED, IMPRESSIVE LATE 17TH CENTURY GRADE II LISTED MANOR HOUSE INCLUDING AN EXCEPTIONAL LEISURE SUITE WITH HEATED INDOOR SWIMMING POOL, SET IN STUNNING LANDSCAPED GARDENS OF APPROXIMATELY 3 ACRES INCORPORATING TWO MAN-MADE LAKES AND SITUATED IN A PRIVATE POSITION ON THE EDGE OF THIS SOUGHT AFTER CONSERVATION VILLAGE.**





There is excellent road access to Leeds and Bradford and the M62 Motorway is within easy reach providing access to principal Yorkshire centres and the A1 M1 Motorway infrastructure for travel further afield. Leeds/Bradford International Airport is within approximately half an hour's drive.

The living accommodation is accessed from a central oak panelled reception hall and includes three charming reception rooms featuring oak flooring and panelling, exposed beams and beautiful fireplaces together with bespoke fitted furniture. The bespoke kitchen and breakfast room were designed and fitted by Little London Interiors with a comprehensive range of hand painted units in cream with marble preparation surfaces and matching islands. A more recent addition to the accommodation is a truly spectacular leisure complex with separate living/dining area with bespoke fitted cocktail bar and stunning indoor water feature with waterfall. This then leads through into truly magnificent indoor heated swimming pool with twin Jacuzzis and "Romanesque" style features complemented by concealed mood lighting. Beyond is the gymnasium and a games/playroom.

At first floor level the bedroom accommodation comprises a lovely principal bedroom with oak panelling, cast iron fireplace and luxury en suite bathroom including a sunken bath in marble surround and matching feature wall. The second bedroom has a beamed and vaulted ceiling and there are two additional bedrooms served by a luxurious house bath/wet room.





Outside, the property is approached through electric entrance gates and a sweeping stone set driveway leading up into a substantial forecourt parking area for numerous vehicles and a double garage, implement store and a large oak framed carport. There is also a detached stone building suitable for use as a home office or additional ancillary accommodation if required.

Walking through the grounds of The Manor House is simply breathtaking with many areas enjoying vistas across two man made lakes one with a significant fountain as its centrepiece and stone arch and parapet. There are several lawned areas with an abundance of mature trees and specimen shrubs in the surrounding borders and there are stone set terraces and decking areas for outside entertaining.

## ADDITIONAL INFORMATION

**Tenure:** We are advised that the property is freehold and vacant possession will be given on legal completion.

**Viewing:** Strictly by appointment through the selling agents - Carter Jonas - 01423 523423.

**Directions - BD4 ORS:** Leaving Leeds City Centre on the B6154 Wellington Road continue west onto Tong Road and cross the A6110 Ring Road. After approximately 2 miles continue along this road into Tong village and take the second turning on the right into Keeper Lane. The Manor House is at the top of the lane on the right.





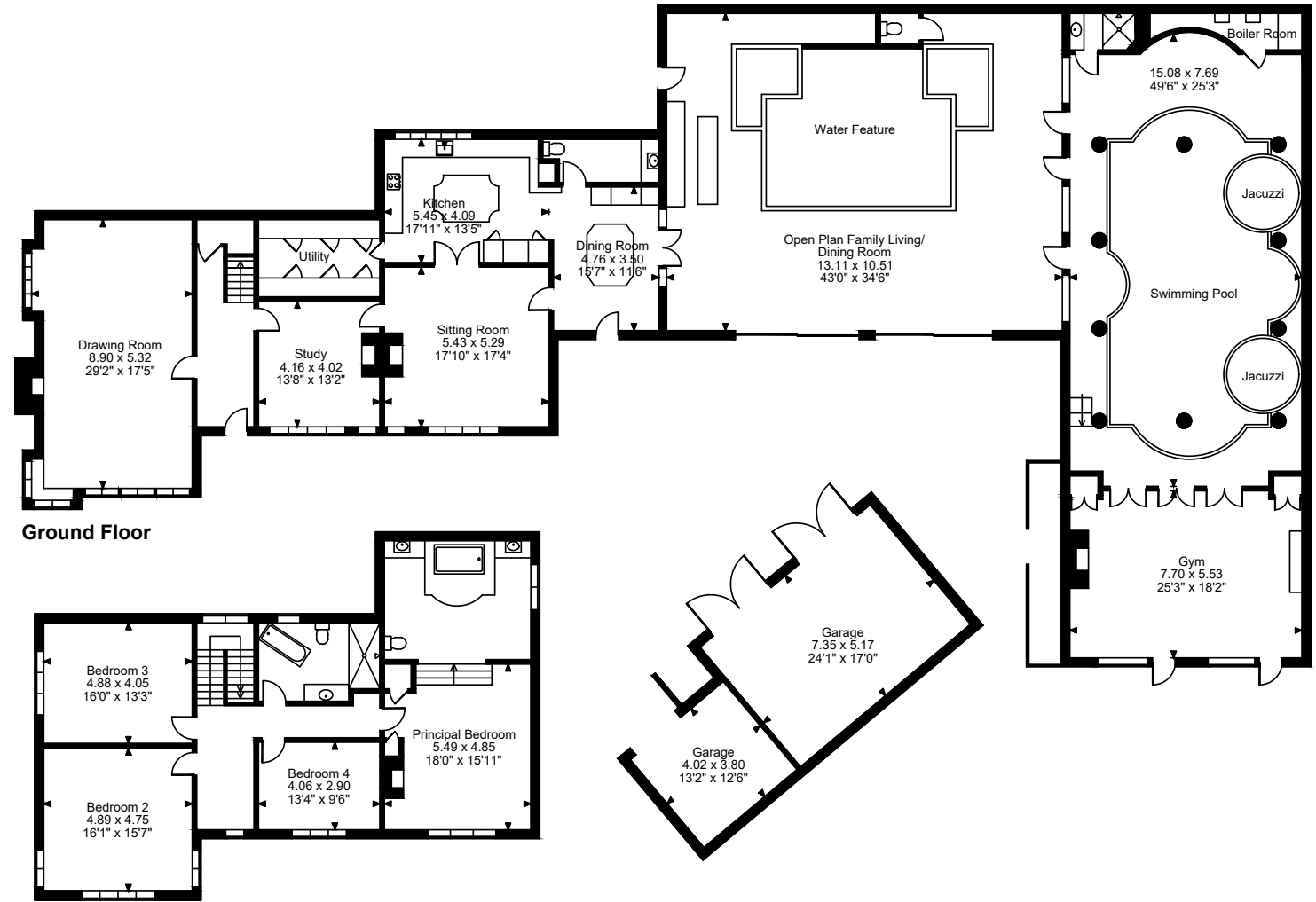
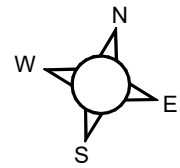




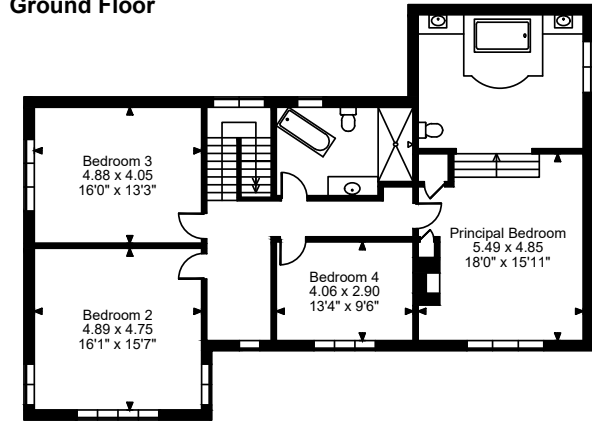




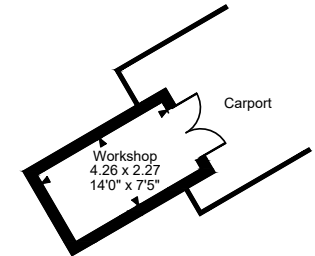
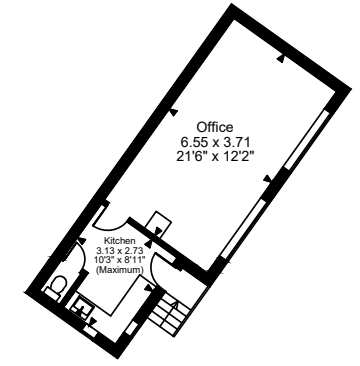
**The Manor House, Keeper Lane, Tong**  
**Approximate Gross Internal Area**  
**Main House = 6,301 sq ft / 585 sq m**  
**Garages = 552 sq ft / 51 sq m**  
**Outbuildings = 448 sq ft / 42 sq m**  
**Total = 7,301 sq ft / 678 sq m**



**Ground Floor**



**First Floor**



**FOR ILLUSTRATIVE PURPOSES ONLY - NOT TO SCALE**

The position & size of doors, windows, appliances and other features are approximate only.  
 © ehouse. Unauthorised reproduction prohibited. Drawing ref. dig/8666906/MSS

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		
(81-91)	B		
(69-80)	C		78
(55-68)	D		
(39-54)	E	53	
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	
WWW.EPC4U.COM			



---

**Harrogate & Leeds 01423 523423**

harrogate@carterjonas.co.uk

Regent House, 13-15 Albert Street, Harrogate, HG1 1JX

**carterjonas.co.uk**

Offices throughout the UK

---

*Exclusive UK affiliate of*

**CHRISTIE'S**  
INTERNATIONAL REAL ESTATE

**IMPORTANT INFORMATION**

These particulars are for general information purposes only and do not represent an offer of contract or part of one. Carter Jonas has made every attempt to ensure that the particulars and other information provided are as accurate as possible and are not intended to amount to advice on which you should rely as being factually accurate. You should not assume that the property has all necessary planning, building regulations or other consents and Carter Jonas have not tested any services, facilities or equipment. Any measurements and distances given are approximate only. Purchasers must satisfy themselves of all of the aforementioned by independent inspection or otherwise. Although we make reasonable efforts to update our information, neither Carter Jonas LLP nor anyone in its employment or acting on its behalf makes any representations warranties or guarantees, whether express or implied, in relation to the property, or that the content in these particulars is accurate, complete or up to date. Our images only represent part of the property as it appeared at the time they were taken. If you require further information please contact us.