



# Warren Barn Collection

Park Lane, Ledsham, LS25 5LP

## Welcome to Warren Barn Collection

Warren Barn Collection is an exclusive development of three luxury barn conversion properties set in a peaceful rural location. Situated on a private road within the quiet village of Ledsham, these bespoke homes combine modern design with countryside living.

Each property has been thoughtfully designed to maximise natural light and open-plan living, while drawing inspiration from the character and style of the original agricultural building. The result is a collection of contemporary homes, built using modern construction methods and finished to a high specification. Generous outdoor space and views across open fields create a scenic, calming backdrop, with each home backing onto a beautiful wildflower meadow for an added sense of natural tranquillity.

The village location ensures privacy and tranquillity, yet remains within easy reach of nearby towns, schools, and transport links. Ideally located between the vibrant centres of Leeds and Harrogate, Warren Barn Collection offers a perfect blend of peaceful rural living and easy access to everyday amenities.

This unique development presents a rare opportunity to enjoy contemporary rural living in a picturesque setting, combining peaceful village life with sophisticated bespoke design and quality craftsmanship.

Carter Jonas

*Exclusive UK affiliate of*  
**CHRISTIE'S**  
INTERNATIONAL REAL ESTATE



Exclusive Gated Development  
of 3 unique & beautiful homes

## Village Living Ledsham

Nestled in the picturesque village of Ledsham, this development offers an enviable lifestyle surrounded by greenbelt countryside. Residents will enjoy the perfect balance of rural tranquility and modern convenience, with excellent transport links and easy access to key urban hubs.

**Idyllic Greenbelt Setting:** Enjoy the beauty of nature with stunning countryside views, open green spaces, and a peaceful environment.

**Excellent Connectivity:** Just a short drive from Leeds, Selby, and Wakefield, with easy access to key motorways, making commuting seamless.

**Proximity to Amenities:** Set in a tranquil village, the development is near bustling town centers for shopping, dining, and entertainment.

**Perfect for Families & Professionals:** A thriving community with excellent schools, leisure facilities, and employment opportunities nearby.



## Connected Countryside Living

Leeds City Centre: 10 Miles

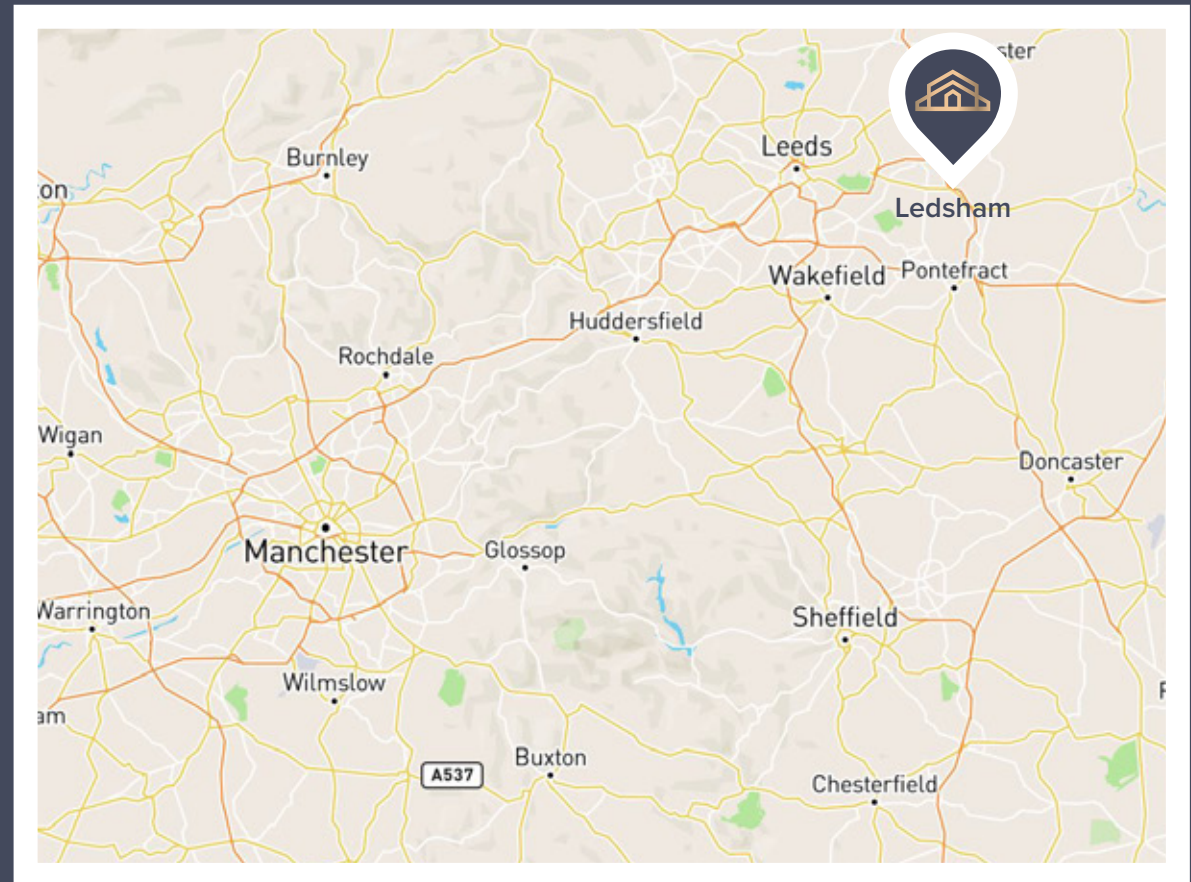
Leeds Bradford Airport: 16 Miles

Micklefield Train Station: 2 Miles

Ledsham benefits from close proximity to the A1(M), offering fast routes to Leeds, Wakefield, and Doncaster, while the nearby M62 provides direct links to Manchester, Hull, and the wider northern region. The A63 and A656 further enhance regional access.

Rail connections are equally convenient. South Milford and Micklefield stations are just a short drive away, with regular services to Leeds, York, and beyond. From Leeds Station, one of the UK's key rail hubs, you can reach London in under 2.5 hours, Manchester in 50 minutes, and Edinburgh in 2.5 hours. Ongoing rail investment across Yorkshire is set to further improve travel times and capacity.

For air travel, Leeds Bradford Airport is just 45 minutes away, offering a range of domestic and international destinations. Manchester Airport is easily reached via the M62 and serves as a major international gateway with flights across Europe, the US, and beyond.



# Leeds

Leeds is one of the UK's most dynamic and thriving cities, attracting a diverse community with its unique blend of culture, history and modern living. Known for its rich industrial heritage and vibrant present, Leeds offers something for everyone.

Bordering the Yorkshire Dales, Leeds offers the ideal mix of city vibrancy and easy access to scenic countryside. Attractions nearby include Ilkley, the historic Kirkstall Abbey, and the beautiful Wharfedale landscape. Roundhay Park, one of Europe's largest city parks, and the scenic Leeds-Liverpool Canal offer peaceful retreats within the city itself.

Leeds city centre is renowned for its shopping, dining and cultural experiences. From luxury brands in the Victoria Quarter to unique independent boutiques in the Corn Exchange, there's a retail offering for every taste. The city's food scene is just as varied, boasting Michelin-star restaurants, lively street food markets and cosy cafés.

For culture lovers, Leeds offers a buzzing calendar of events, theatre, music, and galleries, including world-class venues like the First Direct Arena and Leeds Playhouse. A strong nightlife scene complements the city's energetic vibe.

Leeds is also known for its educational excellence, home to the University of Leeds (a Russell Group institution), along with several other leading universities and top-rated schools. Boasting strong transport connections and a dynamic economy, this city offers a unique blend of professional opportunities, vibrant urban culture and easy access to nature and outdoor activities. Whether exploring its historic streets or venturing into the nearby countryside, Leeds truly captures the best of Yorkshire.



# Harrogate

Harrogate is a prestigious and thriving Victorian spa town in the heart of Yorkshire. With its handsome historic buildings and verdant gardens, it is one of Yorkshire's most elegant tourist destinations and attracts visitors for its urban charms, stunning gardens and its position as a Gateway to the Dales.

It is close to Nidderdale, an Area of Outstanding Natural Beauty, as well as the UNESCO world heritage site of Fountains Abbey and Studley Royal Water Garden.

It's the perfect place to Indulge your passions and your senses, with such a varied range of events you will find there is always something taking place to capture your interest.

Harrogate is renowned for hosting the Great Yorkshire Show and for its distinctive garden areas and parks with their magnificent floral displays such as the Grade two listed Valley Gardens.

It has a compact, buzzing centre with exquisite shops, hotels and eateries. As well as familiar names you will find unique, independent retailers and restaurants along with examples of the towns well earned spa heritage.

With the Yorkshire Dales on the doorstep there is plenty of scope for adventure activities, from mountain biking to rock climbing and abseiling, or just a bracing walk across the fells.



# Site Plan

Set amid open fields and woodland, this development thoughtfully converts three traditional barns into distinctive homes, blending traditional character with contemporary design.

Each property features high-specification finishes, generous outdoor spaces, and open plan layouts that maximise the unique architecture and stunning rural views



# First Floor



Dwelling 1

Dwelling 2

Dwelling 3

Dwelling 1

GF GIA : 56M<sup>2</sup>  
FF GIA : 20M<sup>2</sup>  
TOTAL : 155M<sup>2</sup>

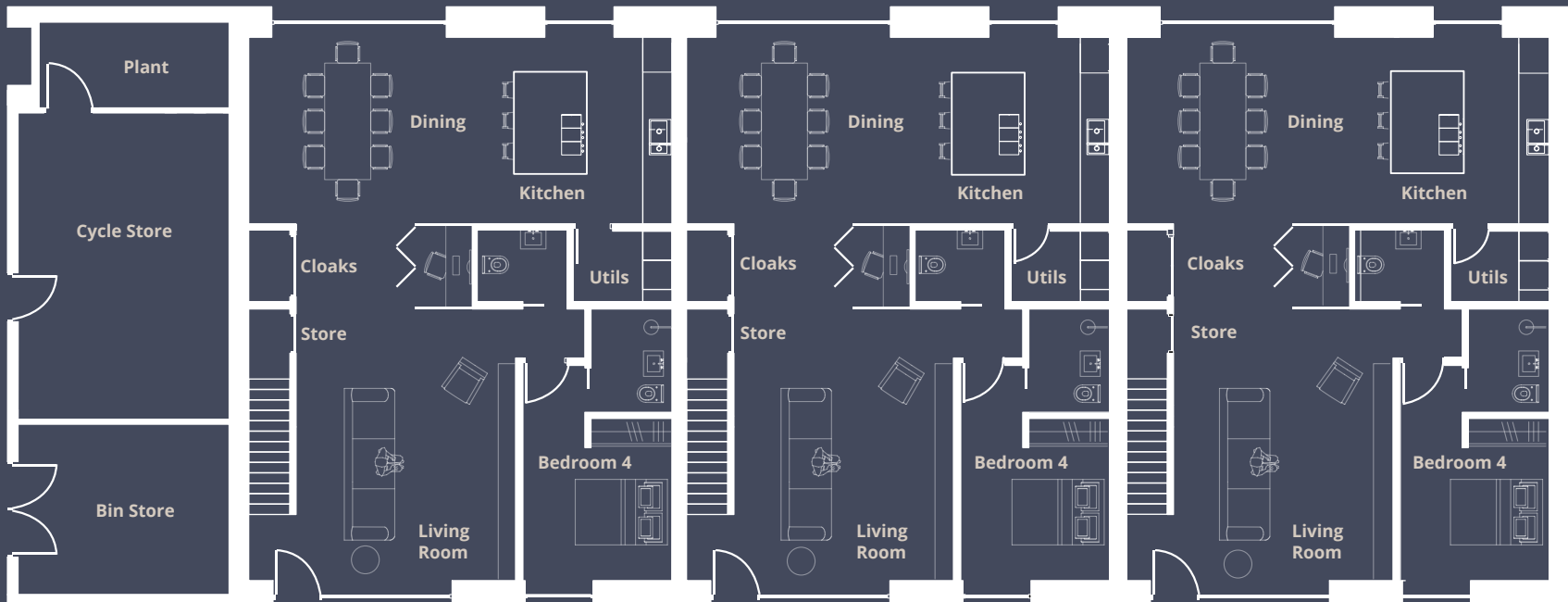
Dwelling 2

GF GIA : 56M<sup>2</sup>  
FF GIA : 20M<sup>2</sup>  
TOTAL : 155M<sup>2</sup>

Dwelling 3

GF GIA : 56M<sup>2</sup>  
FF GIA : 20M<sup>2</sup>  
TOTAL : 155M<sup>2</sup>

# Ground Floor



Dwelling 1

Dwelling 2

Dwelling 3

Dwelling 1

GF GIA : 56M<sup>2</sup>  
FF GIA : 20M<sup>2</sup>  
TOTAL : 155M<sup>2</sup>

Dwelling 2

GF GIA : 56M<sup>2</sup>  
FF GIA : 20M<sup>2</sup>  
TOTAL : 155M<sup>2</sup>

Dwelling 3

GF GIA : 56M<sup>2</sup>  
FF GIA : 20M<sup>2</sup>  
TOTAL : 155M<sup>2</sup>

# Village Living Specification

## WARRANTY

- 10-Year Build-Zone Structural Warranty

## KITCHEN/LIVING/DINING AREA

- Stunning open-plan layouts with individually designed kitchens
- Contemporary slab-style kitchen cabinetry with solid quartz worktops
- Boiling water tap for instant hot water
- Integrated AEG (or equivalent) appliances, including:
  - Dishwasher
  - Fridge Freezer
  - Oven
  - Induction Hob
  - Microwave
  - Extractor
  - Wine Cooler
- Premium engineered oak flooring.

## UTILITY/BOOT ROOM

- Matching slab-style units with solid quartz worktops
- Plumbing for washing machine and tumble dryer
- Premium engineered oak flooring.



Experience unparalleled  
luxury where historic charm  
meets contemporary design.

## HEATING & ENERGY

- Midea Air Source Heat Pump for sustainable energy efficiency
- Under Underfloor heating throughout the ground floor
- Stylish thermostatically controlled radiators to first floor
- PV Solar Panels with Give Energy Battery Storage

## BATHROOMS & EN-SUITES

- Luxury contemporary sanitaryware (fittings by Vitra, Geberit or equivalent)
- Mains-pressure showers
- Wet room showers with glass screens
- Wall-mounted Duravit vanity units
- Designer heated towel rails
- Premium wall and floor tiling

## INTERNAL FINISHES

- Ground floor: Engineered oak flooring
- First floor: Luxury carpet
- Solid oak internal doors with brushed chrome handles
- Luxury oak staircase with glass balustrade
- Neutral interior wall and ceiling finishes

## ELECTRICAL & TECHNOLOGY

- Brushed chrome sockets and switches throughout
- Intruder alarm system
- Satellite/TV points in living room and all bedrooms
- Pendant lighting over kitchen island
- LED downlights to all other areas
- Feature lighting
- EV charging point

## EXTERNAL

- Silver larch cladding
- Dark grey standing seam roof detailing
- Contemporary solid oak front door
- Aluminium double-glazed windows and sliding doors
- External tap
- External socket to rear garden
- Feature external lighting to front and rear garden doors
- Indian sandstone paving
- Gravelled driveway with block edging
- Landscaped gardens
- Secure cycle store



## About Blossom Tree Homes

Blossom Tree Homes has firmly established itself as a premier housebuilder in the industry with 30 years experience.

Drawing upon a wealth of experience and expertise, we have consistently delivered exceptional homes that surpass all energy targets without sacrificing design and detail.

Our unique modern build method employs innovative technologies and practices, such as advanced insulated superstructure systems, energy-efficient heating and cooling solutions, smart home automation, and renewable energy generation.





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FOR ALL ENQUIRIES:

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01423 707818

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

[simon.wright@carterjonas.co.uk](mailto:simon.wright@carterjonas.co.uk)