

# HARDISTY PRESTIGE

## Well Lane

Rawdon

- Substantial detached residence
- Further self-contained level
- EPC - E
- Superb gdns/3 garages/drive
- Extensive/flexible living

EPC Rating E

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# Well Lane

Rawdon

IMPRESSIVE & SUBSTANTIAL VERSATILE DETACHED RESIDENCE WITH HOME OFFICE AND ANNEX - EQUALLY IMPRESSIVE PLOT - STUNNING, UNINTERRUPTED VIEWS OVER THE AIRE VALLEY & BEYOND - The property has the potential to convert back into 2 properties as was previously and the grounds have the potential to be developed (subject to permissions). Principal accommodation over two levels with generous reception space, family living/dining kitchen, utility & guest cloaks - ANNEX/HOME OFFICE and WC with separate access - FIVE BEDROOMS, two en-suite and a house bathroom. Lower level with separate access - kitchenette, lounge, bedroom and bathroom, IDEAL SELF-CONTAINED LIVING - BEAUTIFUL GARDENS, TWO SINGLE GARAGES, ONE DOUBLE GARAGE & CAR PORTS - SUBSTANTIAL YORKSHIRE STONE TERRACED AREAS & ROLLING LAWNS - Situated in prestigious Rawdon village close to a range of shops/amenities, excellent schooling and the local pub. Commuting is straightforward via the excellent road links and a new train station has been opened recently along in Apperley Bridge. The Billing is a local beauty spot where you and your family can enjoy spending leisure time. In all this is a wonderful opportunity to acquire your perfect family home. EPC - E



## INTRODUCTION

A VERSATILE AND SPACIOUS RESIDENCE IN THE HEART OF RAWDON! A most impressive and substantial residence with an equally impressive plot, but the piece de resistance is the stunning uninterrupted views. Stretching over fields, the Aire Valley and beyond as far as the eye can see, it is so rare to find such a wonderful feature and this house has been designed to take full advantage of the views at every opportunity. Providing extremely flexible living space with main accommodation set over two levels, incorporating generous reception space, a wonderful family oriented living/dining kitchen, utility & guest cloaks, along with an annex/home office and WC which has separate access. Five bedrooms, two en-suite and a house bathroom. A lower level with separate access includes a kitchenette, lounge and bedroom six and a further bathroom, perfect as self-contained living for a dependant relative. The grounds incorporate two single garages (there is even a consideration that there maybe a building plot at this part of the plot subject to planning permission), a double garage and car-port, generous driveway and fully enclosed, substantial private gardens with Yorkshire stone terraced areas, a decked terrace, rolling lawns, an abundance of flowers, shrubs and trees. The property has the potential to convert back into 2 properties as was previously and the grounds have the potential to be developed (subject to permissions).

Situated in prestigious Rawdon village, enjoying a good community spirit and close to a range of shops/amenities, excellent schooling and the local pub. Commuting is straightforward via the excellent road links and a new train station has been opened recently along in Apperley Bridge. The Billing is a local beauty spot where you and your family can enjoy spending leisure time. In all this is a wonderful opportunity to acquire your perfect family home, which also lends itself so well to entertaining.

## LOCATION

Rawdon is a much sought after, extremely pleasant residential Village, conveniently situated just off New Road Side (A65). Commuting is straight forward; both the A65 and the Ring Road (A6120) are on hand providing major links to the motorway networks and the centres of Leeds and Bradford. A new train station has recently opened in Apperley Bridge and across the other side of the village is the Horsforth train station offering services to Leeds, York and Harrogate. For the more travelled commuter the Leeds - Bradford Airport is only a short car ride away. There are many facilities on offer in the 'village' including local shops, a tea room, a public house and take-away, along with excellent schools.. This area is perfect for purchasers wanting to live in a popular situation with every convenience close by. Rawdon Billing is within a short walk, here you will find a lake and beautiful scenery with lots of space to enjoy a good walk.

## HOW TO FIND THE PROPERTY

From our office on New Road Side Horsforth proceed up to the roundabout. Continue along for approximately 1.9 miles then turn right into Well Lane. The property can be identified by our 'For Sale' board, set down a private/shared driveway. Post Code LS19 6DU.

## ACCOMMODATION

### TO THE GROUND FLOOR

Substantial, wide timber and glazed entrance door leading into...

### HALLWAY

8'8" x 7'3"

Allowing main day to day access with a lovely feature glazed door, large locks storage cupboard where the coats and shoes can be kept out of view. Feature period tiled floor. Access hatch into the loft, which is boarded for storage, has light and power. Doors to....

### GUEST CLOAKS/WC

5'0" x 6'8"

Another most useful convenience. This room has been equipped to a stunning standard, fully embracing the period feel of the house. Large 'Shanks' pedestal sink and matching W.C. The lovely tiles from the hallway continue into here. Tiled splashbacks. Window to the side elevation.

### LIVING/DINING KITCHEN

28'0" x 14'0"

A room to be proud of and the hub where all the family can gather, enjoy casual dining or just sit and chat whilst cooking. A comprehensive range of bespoke cabinetry by 'Little London Kitchen Company' with quality granite work surfaces and up-stands adding a further touch of luxury and practicality. Inset double sink with grooved granite drainer and 'Swan Neck' mixer tap. Complementary plate rack and glazed cabinets with pull-out baskets. Stunning central island unit with ornate carved corner posts and additional storage cupboards, granite worktop. Large tiled recess and point for a large gas cooking range with concealed extractor over. Ceiling coving. Stylish and hardwearing 'Karndean' flooring with feature border pattern. Beautiful hand-made tiled splash-backs. Integrated dishwasher and fridge. Bi-folding timber and glazed doors which open into the living/dining area, within which there is ample space for a good sized table and chairs/sofas, perfect for modern day living. Stunning traditional open grate fireplace with timber surround, cast iron/tiled insert and working fire. Wallpaper within chimney breast recesses and ornate ceiling coving. The beautiful long distance views are last but not least.... which along with the rest of this room will entice you to linger as long as possible and enjoy.

## DINING/FAMILY ROOM

14'0" x 16'7"

This room is flooded with natural light and showcases the beautiful views so perfectly from the fitted window seat under the full width window. Further window to the side elevation. Feature marble fireplace with timber surround and inset electric fire. Feature ceiling coving and designer style wallpaper to chimney breast wall. Use as a dining room for formal occasions, or just enjoy with your family, the room offers versatility for a variety of uses.

## UTILITY ROOM

12'3" x 9'3"

An essential part of any busy household, keeping the main kitchen area tidy and organised. Excellent storage space. Plumbed for automatic washing machine. Direct access into the rear the garden, making it the ideal entry point where you can leave the muddy boots or wash the dog down, un-load shopping etc.

## MAIN HALL

A most impressive hallway giving a glimpse of the style and quality that follows throughout this beautiful family home. Moulded ceiling cornice, oak skirting boards, doors and architraves, which incidentally run throughout the house. Beautiful turned staircase with oak balustrade leading up to the first floor. Stunning arched bi-folding glazed doors that open up and lead outside onto the stone terrace from where you can soak up the sunshine and enjoy the magnificent vista, such a breathtaking feature. Door into...

## LOUNGE

24'0" x 28'0" (max) 'I' shaped on plan

On entering this room the generous size is immediately apparent, combining sitting, relaxing, reading areas etc, but the piece de resistance is the absolutely stunning view, through the large window, across the garden to the Aire valley and beyond. Not only is this a lovely family room, it is also perfectly suited to entertaining guests. With elegant detailing and attractive tall fireplace with inset living flame coal effect gas fire set on a marble hearth adding a cosy focal point. Feature arched bi-folding doors lead outside onto the stone terrace, which runs along the back of the house, throw open the doors and let your guests mingle on the terrace and marvel at the view.

## ANNEX/HOME OFFICE

With its own private access making versatility the key. Currently used as a beauty room, or, if you require a home office this could work equally. Ceiling lights. Central heating radiator. Two windows. Archway through into...



#### W.C

8'0" x 4'0"

A modern convenience serving the beauty room and which could be altered to provide a useful shower room if required. Low flush WC and wash basin.

#### SIDE ENTRANCE VESTIBULE

Accessed from the driveway, leading directly into the Annexe/home office/W.C.

#### LOWER GROUND FLOOR

A staircase from the main house leads down to the lower ground floor, or, there is separate access via an impressive covered/pillared and Yorkshire stone terrace, with timber and glazed stable style entrance door into a self-contained level which could prove ideal for a variety of purposes, ie dependant relatives, grown-up children living at home etc. or if entertaining is your thing then what could be better, guests can wander outside into the gardens and mingle, with a kitchenette also here BBQ's or alfresco dining is made easy.

Further access door which leads into a garden room/storage, a large room, (approx 13'5" x 8'0") which offers potential to develop further into additional living space.

#### ENTRANCE/KITCHENETTE

Large storage cupboard. Fitted with a modern range of Shaker style base units, matching shelving. Inset gas hob and sink/tap. Modern work surface. Window. Modern flooring.

#### LOUNGE

11'0" x 14'0"

A most useful and quite spacious room which is currently a blank canvas, to be used as required and throughougly enjoying the stunning long distance views. Practical wood effect flooring. Bar feature!

#### BEDROOM SIX

8'4" x 10'8"

A good sized double, again enjoying the beautiful distant views.

#### BATHROOM

14'0" x 5'04"

Such a great size, well planned and fitted with a panel bath with shower over, built-in timber cupboard/vanity unit with tiled top and inset wash hand basin/taps, and a low flush W.C. Partially tiled walls with feature fish pattern insert, ceramic tiled floor. Inset ceiling spotlights.

#### TO THE FIRST FLOOR

Timber spindle and balustrade staircase from the main hallway, leading up onto a half

landing, then up again, turning off to both the left and right giving the feeling of two separate wings. Leading onto the landing, which has two access points into the loft. Doors into...

#### MASTER SUITE

Comprising....

#### MASTER BEDROOM

14'0" x 12'0"

A well proportioned and freshly decorated room enjoying stunning far reaching views over the valley and beyond. Door into...

#### EN-SUITE

9'0" x 7'6"

Recently re-fitted with a contemporary style white suite comprising 'P' shaped shower bath with shower fitted over and a glazed shower screen, white gloss finish vanity unit with inset wash hand basin and useful storage below and a low flush W.C. Fully tiled in attractive modern ceramics with mosaic style feature border, floor tiling to match.

#### BEDROOM TWO

14'0" x 12'0"

A second large double bedroom quietly located to the rear of the house. Well presented and having feature ceiling coving. Fitted wardrobes providing useful hanging and storage space. Door into...

#### EN-SUITE BATHROOM

9'0" x 6'4"

A spacious bathroom with a traditional presentation fitted with a 'Jenny Wren' suite comprising pedestal wash hand basin with gold effect taps, low flush WC and a panel bath with gold effect shower fitted over. Pretty traditional tiling with dado rail and contrasting decor above. Two windows.

#### BEDROOM THREE

14'0" x 14'0"

What a wonderful sized bedroom fitted with a complementary range of quality solid wood wardrobes providing smart hanging and storage space, drawers to match. Feature cast iron fireplace. This is a lovely light and airy room.

#### BEDROOM FOUR

9'0" x 16'5"

Very unusual to find four such excellent sized bedrooms in a property but yet again this bedroom does not disappoint. Fitted with a range of wardrobes, drawers, dressing table and shelving. Three windows making this a lovely bright room.

#### BEDROOM FIVE

7'7" x 9'5"

A very comfortable sized single room, ideal as a study etc, versatility yet again in a room which offers the most beautiful views.

#### BATHROOM

14'0" x 8'0"

A large house bathroom with a 'Jacuzzi' style corner bath with superb integrated multi-function unit with 'Power Shower'/sauna or spa options, such a great feature, enclosed by curved sliding glazed doors. Solid oak vanity unit with storage beneath and inset wash hand basin with chrome taps and W.C with concealed cistern, oak vanity surface over and matching mirror. Glazed splash-back. Traditional style central heating radiator. Inset ceiling spotlights. Window with oak pelmet.

#### TO THE OUTSIDE

This impressive house has an equally impressive and extensive plot, but the main feature is the stunning uninterrupted views which extend along fields, the Aire Valley and beyond. It is so rare to find such a wonderful feature and this house/garden has been designed to take full advantage of the views at every opportunity. A driveway provides off-street parking, has two single garages to the top, a double garage adjacent to the house and a car port. Access down the side of the house leads onto a large decked area where you can sit and relax or entertain a party of guests. A Yorkshire stone terrace runs the full width of the property, providing access through two sets of double doors into the main section of the house, and a separate access to the lower level. Steps lead down onto rolling lawns, with an array of interesting flowers, shrubs and trees. The gardens are private and provide so much space for children to run around and play or equally, green fingered enthusiasts would delight in creating their own oasis. There are various interesting seating areas. The lower level kitchenette with direct access from the garden enables alfresco dining or BBQs to be easily facilitated. There is an additional garden room with separate access door which offers scope for further development into additional living space if desired (subject to any necessary permissions). Log store.

#### PLANNING & BUILDING REGS.

We are presently unable to confirm whether any appropriate planning permission or building regulation consents were obtained when altering the property, we do not hold on file, nor have we seen sight of any relevant supporting documents. Interested parties must satisfy themselves in this regard via their own Legal Representative.

#### BROCHURE DETAILS

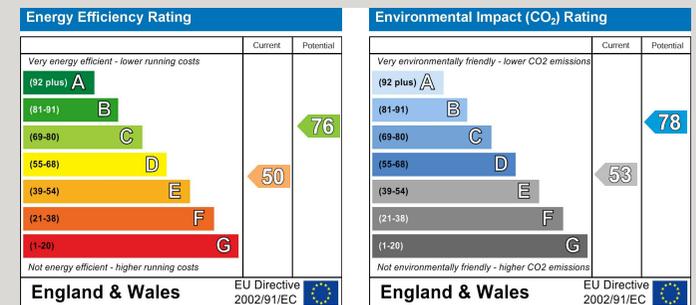
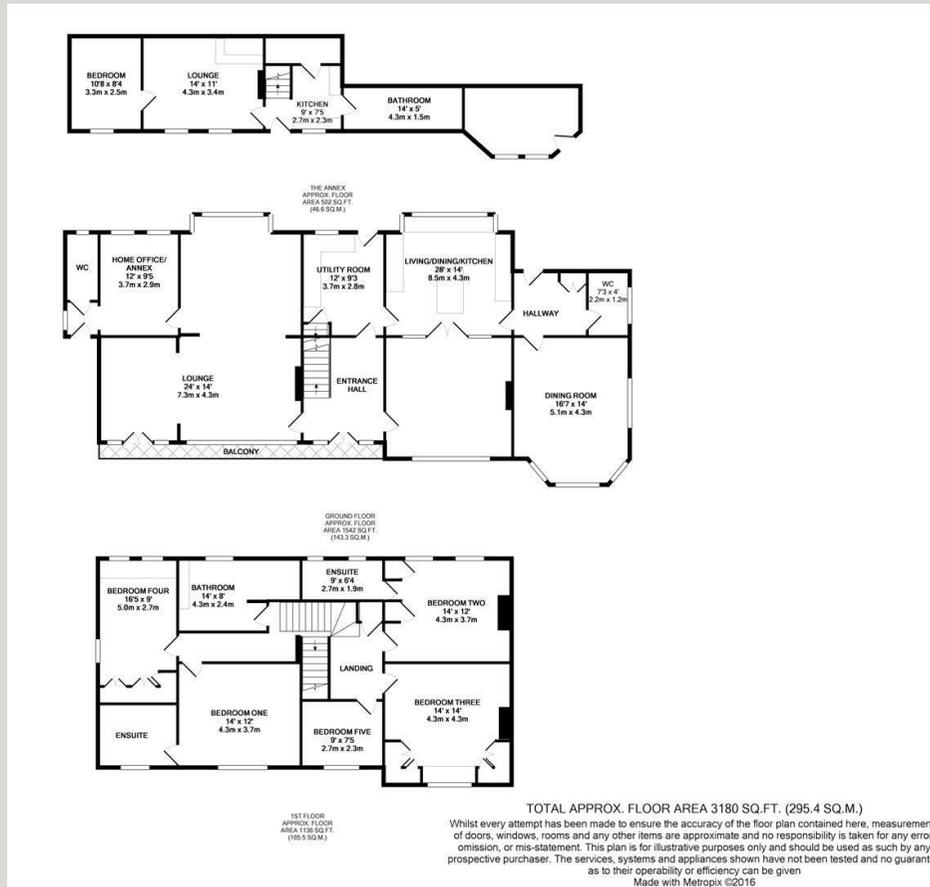
Hardisty and Co prepared these details, including photography, in accordance with our estate agency agreement.

#### MORTGAGE SERVICES



# Leeds

## Rawdon



This computer generated floor plan is intended as a general guide to the layout and design of the property. It is not to scale and should not be relied upon for dimensions, which are only approximate and rounded to either the nearest tenth of a metre or six inches.

### Hardisty & Co - Agents note:

None of the services, fittings or equipment have been tested and no warranties of any kind can be given. Accordingly, prospective purchasers should bear this in mind when formulating their offers. The seller does not include in the sale any carpets, floor coverings, light fittings, curtains, blinds, furnishings, electric/gas appliances (whether connected or not) or any other fixtures and fittings unless expressly mentioned in these particulars, as forming part of this sale. The extent of the property and its boundaries are subject to verification by inspection of the Deeds by the prospective purchasers. There is a six-inch measurement tolerance, or metric equivalent. The measurements given should not be entirely relied upon and purchasers must take their own measurements if ordering carpets, curtains or any other equipment.



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