

HARDISTY PRESTIGE

Bracken Hill, The Spinney

Rawdon

- Delightful mid century residence
- Sits in stunning grounds.
- Retaining amazing features.
- Large Home Office
- Large studio/guest suite.

EPC Rating D

hardistyandco.com

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Bracken Hill, The Spinney

Rawdon

BESPOKE STUDIO/OFFICE SPACE WITH POTENTIAL TO CREATE MASTER SUITE/ANNEX

Chain Free

Rare opportunity! A stunning mid century detached family home which has never been on the open market! Located in this private and exclusive cul de sac in the Craggwood Wood Conservation area of Rawdon, a short stroll from Apperley Bridge train station and highly regarded private and public schooling. Significantly extended, completely renovated and thoughtfully blending a wealth of character features including and in particular amazing bespoke glazing with stunning modern contemporary themes and features. The grounds are truly fabulous, a large raised deck with glass balustrades allow you to gaze over the mature, private and peaceful gardens. The accommodation is extensive including large reception rooms, a studio suite, large home office and generous bedrooms, the Master suite and quality house bathroom are particular features! Finished to a high specification throughout which can only be appreciated when you come to view at your earliest convenience!



INTRODUCTION

A rare opportunity indeed! A stunning mid century stone built detached family home which has never been on the open market! Sited in this private and exclusive cul de sac of five residences in the Craggwood Wood Conservation area of Rawdon, a short stroll from Apperley Bridge train station and highly regarded private and public schooling. Significantly extended, completely renovated and thoughtfully blending a wealth of character features including and in particular amazing bespoke glazing with stunning modern contemporary themes and features. The grounds are truly fabulous, a large raised deck with glass balustrades allows you to gaze over the mature, private and peaceful gardens. The accommodation is extensive including large reception rooms, a studio currently used as a working office yet with versatility to be a bedroom suite, quality bespoke Breakfast Kitchen and generous bedrooms, the Master suite and retro, classic house bathroom in particular must be seen! Finished to a high specification throughout this property and grounds need to be viewed to be appreciated!

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 eateries, along with excellent schools both public and private. Rawdon Golf Club and Rawdon Tennis club are also both only a short walk away. Woodhouse Grove and Bronte House private schools are both a short stroll from this family home.

The property sits in a private cul de sac within the Craggwood Conservation area of Rawdon. There are so many fantastic walks and trails from here. This area is perfect for purchasers wanting to live in a popular secluded situation with every convenience close by.

HOW TO FIND THE PROPERTY

SAT NAV - Post Code - LS19 6LH

ACCOMMODATION

GROUND FLOOR

Solid oak entrance door to ...

ENTRANCE HALL

The first glimpse of the quality to come in this impressive home with beautiful oak floors, oak and glazed internal doors and with first sight of the garden and deck from here too! Traditional solid oak and ornate wrought iron balustraded staircase to first floor

UTILITY/BOILER CUPBOARD

6'3" x 6'0"

A really useful space with plumbing for a washing machine, space for a stacked dryer and the boiler is housed here too. Additional storage space too.

CLOAKS

Useful for coats, bags, shoes, wellies, etc.

GUEST WC

6'4" x 3'6"

Nicely styled with modern two piece suite including floating wash hand basin. A convenience for guests and family.

SITTING ROOM

3'18" x 12'7"

An impressive size, contemporary open plan reception room. With amazing glazed windows including feature lead flashings and stained glass providing a magnificent view out to the stunning

garden. Traditional central heating radiators and continuation of the solid oak flooring. Feature multi fuel stove set on a stone hearth. Double french doors lead out on to the cantilevered deck area - perfect for those summer nights.

BREAKFAST KITCHEN

15'5" x 7'8"

Sympathetically and beautifully finished quality bespoke kitchen which fits in perfectly with the period themes to this house. Having Corian, seamless worksurfaces and modern fitted units (with a nod to the history), this is extremely functional with integrated dishwasher, fridge freezer, extractor hood and inset one and a half bowl sink with mixer tap. There is space for a Range style cooker and breakfast space for enjoying a morning coffee with the papers! Deep floor to ceiling larder cupboard with double doors and an internal solid marble work surface providing extensive storage space and the views to the rear towards the deck and gardens beyond are truly amazing!

DINING/FAMILY ROOM

29'0" x 17'0"

This fabulous, versatile reception room forms part of a modern extension which blends beautifully with the rest of the house! There are delightful views to the rear and access out to the terrace and rear garden. There is an oak door to the front elevation and useful vestibule area with oak floor and open staircase that runs to the studio. The room then opens up into a formal dining room with French doors and side lights soaking up the amazing garden outlook. Useful, modern built in storage to one full wall, natural stone tiled floor and underfloor heating.

STUDIO/GUEST/MASTER BEDROOM

22'8" x 17'0"

A truly fabulous room with a modern edge and great versatility! A feature shaped open ceiling gives a real feel of space and height!



The current owners work from here and it offers extensive reception and work space if required! This room has been designed to be a large bedroom suite if you so wish with French doors out to a balcony, overlooking the garden. A Velux window allows natural light to flood the room. The vertical central heating radiators add a contemporary touch and there is fitted storage.

POTENTIAL ENSUITE/WC

9'3" x 6'6"

Currently provides a two piece suite but offers scope to re-plan and add a bath or shower if required. Further built in storage and heated towel rail.

FIRST FLOOR

LANDING

You rarely see these bespoke bubble glass feature windows - really impressive and a unique feature to the property! Doors to ...

MASTER BEDROOM SUITE

25'5" x 13'6"

Wow!! A truly stunning Master suite but it's all about the amazing vista! Overlooking the peaceful and tranquil mature gardens and with feature stained glass side window.

FITTED WARDROBES

With oak sliding doors and offering ample hanging and storage space.

LUXURY ENSUITE SHOWER ROOM

10'0" x 7'0"

A well planned suite with large walk in shower, twin head thermostatic shower with rainfall feature, traditional style basin unit and WC. Beautiful ceramic tiling to wet areas, traditional style central heating radiator, electric underfloor heating and breathtaking outlook!

BEDROOM TWO

13'5" x 8'0"

A comfortable double bedroom overlooking the garden with traditional central heating radiator and access to a useful eaves 'robe space (6'0" x 3'0").

BEDROOM THREE

10'5" x 8'0"

Another comfortable double bedroom at the back of the house with those wonderful views and lots of natural light.

LUXURIOUS HOUSE BATHROOM

7'6" x 6'7"

Wow!! There are so many 'wow' factors in this house! A retro, classic, exceptionally high quality bathroom, complemented by stunning grey glass feature panneling. Beautiful shower over the bath, useful fitted shelving and traditional heated towel rail. A true reflection of the history found in the whole of this house!

GROUNDS

There is a vast amount of parking to the front on the forecourt. There is an integral attached garage (which some may consider converting) with electric door. The rear garden is amazing! Peaceful, tranquil and a very private haven. Yet for those with families it's an adventure playground for the children! Substantial deck to the immediate rear with inset cedar hot tub, framed by glass balustrade so as not to disrupt the wonderful views! Perfect relaxation space or for entertaining friends and family too! The garden is mature and well stocked with an array of colour and has a delightful sunny aspect!

HOUSE UNDER DRAWINGS

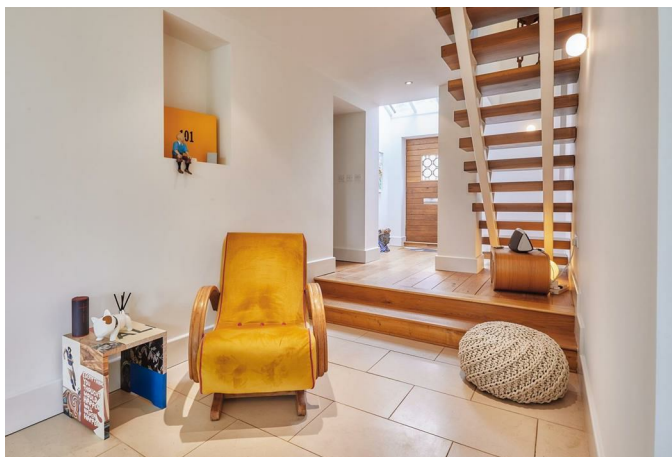
These provide excellent under house storage for garden equipment, etc.

BROCHURE DETAILS

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

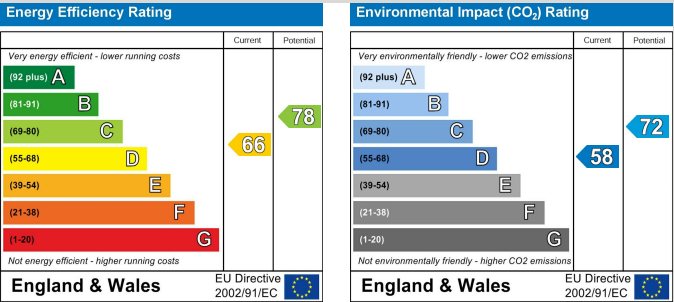
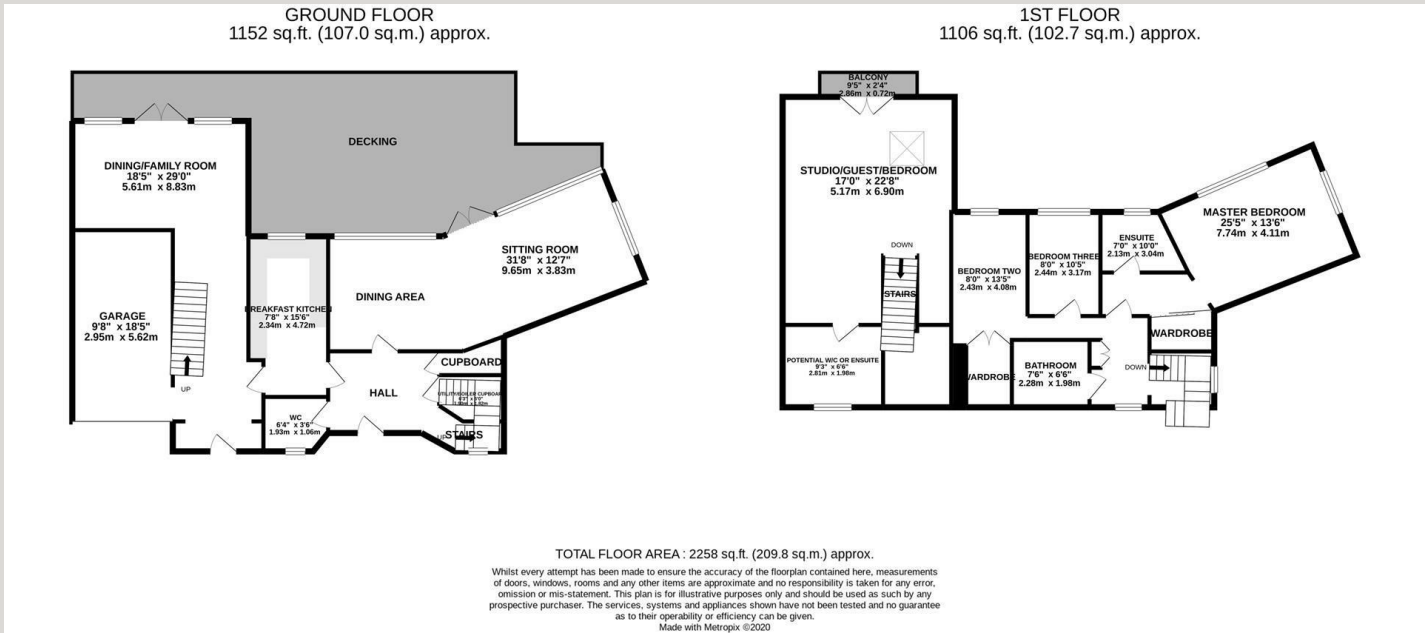
MORTGAGE SERVICES

We are whole of market and would love to help with your purchase or remortgage. Call Hardisty Financial to book your appointment today 0113 2390012 option 3.



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 and Co – Agents note:
Nothing concerning the type of construction is to be implied from the photograph of the property. 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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