

HARDISTY PRESTIGE

Carr Close

Rawdon

- Fabulous barn conversion
- 4 double bedrooms/2 en-suite
- Sizeable gardens/garage/parking
- W.C, utility, dining hall.
- Excellent local schools

EPC Rating D

hardistyandco.com

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Carr Close

Rawdon

17TH CENTURY BARN - CONVERTED and with SIZEABLE ACCOMMODATION, boasting good sized gardens and all within highly regarded Rawdon village - A WONDERFUL FAMILY HOME with excellent access to sought after schools, local village amenities and close to the hustle and bustle of both Guiseley and Horsforth. Entrance porch, hallway, INTEGRAL GARAGE, W.C and a utility room. SUPER BREAKFAST KITCHEN, dining hall - perfect for formal entertainment & Christmas Day celebrations by the fire. TWO SPACIOUS RECEPTION ROOMS. First floor: FOUR DOUBLE BEDROOMS - TWO EN-SUITE and a house bathroom. Plenty of parking, three patio areas, lawn and mature trees. EPC - D



INTRODUCTION

**** OPEN TO VIEW SATURDAY 21ST SEPTEMBER 1PM-2PM **** A stunning barn conversion dating back to the 17th century. An ideal family home with excellent access to highly sought after schools, local village amenities and close to the hustle and bustle of both Guiseley and Horsforth. Spacious internally and sat within good sized gardens, again perfect for families. Accommodation briefly comprises: Entrance porch with large sky light, giving access to hallway, off this is an integral garage with remote controlled roller shutter doors, a W.C and a utility room. The breakfast kitchen looks out towards the beautiful gardens, a dining hall is perfect for formal entertainment and Christmas Day celebrations by the fire. Two good sized reception rooms are ideal for children and a more formal adult times too. To the first floor are four double bedrooms, two en-suite and a house bathroom. With two gates, one from Carr Lane the other from Town Street giving plenty of parking, three patio areas, lawn and mature trees.

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 at New Road Side, Horsforth (A65) proceed up to the Horsforth roundabout. Carry straight on along the (A65) Rawdon/Leeds Road. After Rawdon Crematorium take your second right turn into Carr Lane, second right into Carr Close and the property 'West Grange', can be found on the left hand side identified by our 'For Sale' sign. Post Code LS19 6PE.

ACCOMMODATION

TO THE GROUND FLOOR

Timber and glazed door into...

ENTRANCE

Providing a lovely welcome to this beautiful home with a mullioned window and large skylight letting the light flood in and also providing views across the valley. Light neutral painted decor, ceramic tiled floor. Staircase to the first floor. Recessed ceiling spotlights. Door into...

INTEGRAL DOUBLE GARAGE

16'9" x 22'7"

With electric doors, window, power and light. Currently a useful storage area, with potential to convert into a gym, studio, secure parking etc.

'L' SHAPED ENTRANCE HALL

With light, neutral painted decor theme and recessed ceiling spotlights. Window letting in good natural light. Tall feature central heating radiator. Doors into...

GUEST W.C

9'0" x 5'0"

A 'must have' for any busy home. Fitted with a traditional style two piece suite in keeping with the period, comprising period style 'high' flush WC and a pedestal wash hand basin with gold effect taps. Brass effect heated towel rail. Smart chequered pattern flooring.

UTILITY ROOM

8'2" x 5'2"

Another very useful bonus, taking care of the practicalities of a busy home. Neutral decor. Plumbed for two automatic washing machines. Boiler and water tank housed here, (mega-flow for constant pressure).

DINING KITCHEN

17'0" x 13'0"

Spacious and luxurious, fitted with a good quality range of wall, floor and drawer units with luxury Granite working surfaces. Double ceramic sink and mixer taps, integrated 'Bosch' dishwasher, space for bespoke 'Rangemaster' with double canopy over. 'American' style fridge freezer, pull out larder set into one alcove. Brick feature fire surround with cast iron wood burning stove. Beamed ceiling, inset ceiling spotlights. Wide oak laid window sill. Telephone point. Designer style radiator. Four double glazed windows to the front elevation with a beautiful garden outlook.

DINING ROOM

19'6" x 18'4"

An elegant room with neutral painted decor. Tall and wide feature 'Inglenook' style fire surround with cast iron wood burning stove and tiled hearth. Beamed ceiling. Two double glazed exposed mullion windows to the rear elevation. Deep alcove in which a traditional dresser or built-in cupboard would look super. This room is perfect for formal entertaining.

SITTING/FAMILY ROOM

12'4" x 13'5"

A spacious room overlooking the garden. Feature wallpaper. Two double glazed windows with exposed mullions to the side elevation and double glazed window to the side. Double glazed french doors with charming bi-fold bespoke shutters, the doors open out into the rear garden which is a perfect arrangement for children to run out and play or for your guests to amble outside on a warm evening. Double doors into...

FORMAL LOUNGE

14'4" x 11'0"

With feature fire surround and cast iron insert with open fire set onto tiled hearth. Beam to the ceiling. Double glazed real french doors with views to the rear elevation, again having charming bi-folding solid wood shutters and leading out onto the patio. This is a lovely room in which you can sit and unwind at the of a busy day.

TO THE FIRST FLOOR

Staircase from the ground floor leading up to...

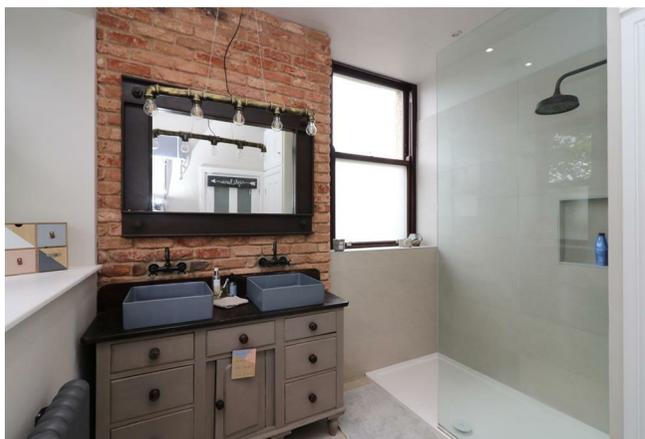
LANDING

'L' shaped, with painted spindle and balustrade staircase from the ground floor hallway. Central heating radiator. Double glazed window to the front elevation. There is ample study/desk space here if a quiet place is required. Access hatch into the loft. Solid wood doors into...

BEDROOM ONE

13'7" x 13'3"

Such a stunning room with triple aspect windows flooding the room with light, overlooking gardens and fantastic distant views beyond. 'Bespoke' shutters add a charming finish to the windows. The high ceiling with its deep coving adds to the feeling of space. Feature wallpaper. Alcove storage. Access into...



DRESSING ROOM

7'10" x 7'0" (max)

With contemporary decor and inset ceiling spotlight. 'Bespoke' fitted robes with drawers. Central heating radiator. Double glazed window to the front elevation. Space for a dressing table. Door into...

EN-SUITE

9'0" x 7'10"

A most luxurious en-suite, finishing off the master suite very nicely and ensuring privacy. Natural stone 'his n hers' wash hand basins with tall chrome mixer tap, set onto a contemporary style natural stone display surface with large mirror fixed over. Walk-in wet room area with tall glazed shower screen and thermostatic 'waterfall' shower. Low flush W.C, designer style central heating radiator. Complementary tiled splash-backs with paint finish to the remainder. High ceiling with inset ceiling spotlights. Two double glazed windows to the front elevation and feature window to the side elevation. Useful storage cupboard, ideal for towels etc.

BEDROOM TWO

13'2" x 10'1" (min)

An ideal teenager's room, guest room etc with feature wallpaper. High ceilings with inset ceiling spotlights, adding to the feeling of space. Three double glazed windows to the rear elevation. Door into...

EN-SUITE

8'7" x 4'5"

Fitted with a white three piece suite comprising low flush W.C, wash hand basin with complementary display surface and chrome mixer tap and a shower cubicle with curved shower screen and drying area, inset thermostatic chrome shower control. Chrome heated towel rail/radiator. Shaver point. High ceiling with recessed ceiling spotlights. Complementary tiled splash-backs with feature motif and neutral decor to the remainder. Double glazed sash picture window to the side elevation.

BEDROOM THREE

11'5" x 9'0"

A good sized double room with fitted wardrobes providing useful hanging and storage space. Exposed beam, exposed mullions to three double glazed windows to the rear elevation. Central heating radiator.

BEDROOM FOUR

11'1" x 8'3"

With complementary neutral decor, beam and exposed stone mullion to the four double glazed windows to the front elevation offering a beautiful outlook across the garden and valley beyond.

BATHROOM

10'8" x 5'0"

Fitted with a traditional white three piece suite comprising roll top bath with chrome telephone style taps and separate shower attachment, 'Savoy' pedestal wash hand basin and low flush WC. Chrome heated towel rail. Luxury ceramic tiled splash-backs. The ceiling is a particular feature of this room, having been opened up to create lots of height and expose the rafters and beams, inset ceiling spotlights. Stripped and stained floorboards. Three 'Velux' windows allowing lots of additional natural light.

OUTSIDE

There are two separate driveways one from Town Street and one from Carr Close, providing ample off-street parking and leading to the double integral garage, which in turn leads to the Yorkshire stone paved patio having stone spindles with stone tops. There is a sweeping lawn with mature shrubs and evergreens, a pebbled area and Yorkshire paved patio with rose bed border. Second block paved patio approached by stone steps with curved raised flower bed and delightful evergreen private area in which to sit and relax. A wrought iron fence and gate ensure safety for children. The lawned garden is ideal for children to play, there are mature trees, Beech, sycamore and cherry. A third patio area is located off the kitchen, this is a perfect sun trap, ideal for sitting out and relaxing with an aperitif etc. The gardens are accessed via electric gates with stone walling and wrought iron railings, making this fully enclosed and private. Hard-standing for a shed. This is a delightful garden. There is a tree preservation order on some trees, please ask your legal representative for further information if required.

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.

BROCHURE DETAILS

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

SPECIAL NOTICE

The vendor has advised us that a Tree Preservation Order is in place for trees.





HARDISTY PRESTIGE
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