

HARDISTY PRESTIGE

Cliffe Drive

Rawdon



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£795,000

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Cliffe Drive

Rawdon

A UNIQUE & OPULENT PERIOD RESIDENCE Circa 4140.sq.ft, forming the West Wing of this splendid Hall. Originally built in 1884, now divided into four apartments - THE MAGNIFICENT TOWER with its 360 DEGREE VIEW is currently an office and the SUBSTANTIAL LIVING SPACE is adorned with LUXURIOUS FITTINGS & STUNNING PERIOD FEATURES RARELY SEEN - Grande oak panelled entrance hall, sitting room, bespoke kitchen, dining room, utility, cloaks/W.C. Over a split-level layout is the principle bedroom/dressing room/en-suite, two further large bedrooms, one en-suite and a luxurious bathroom. Shared gated driveway & meticulous grounds, with PRIVATELY OWNED SECTIONS TO INCLUDE A PAVED SEATING AREA, PLOT OF FREEHOLD LAND WITH PRIVATE GATED DRIVE & A SUMMERHOUSE/POTENTIAL OFFICE. Ideally placed for commuting, excellent schools, amenities & woodland/countryside & river walks.



INTRODUCTION

Hardisty Prestige are proud to market this unique & incredibly special residence. The West wing, a beautiful substantial property forms a large part of Buckstone Hall, which was originally built in 1884 and after a colourful history is now divided into four individual properties with luxurious, bespoke interiors. Located in one of Rawdons' most prestigious & private settings, amidst stunning grounds and enjoying far reaching views. The property has the added bonus of a large plot of freehold land that offers private gated access off Cliffe Drive and generous sized outhouses backing onto woodland. Accommodation briefly comprises: Entrance hallway, spacious sitting room with large windows to enjoy the view of the garden and beyond, bespoke fully fitted kitchen, utility room, dining room and downstairs WC. Upstairs, with a split level design over three floors, is the principle bedroom with raised platform for the bed, ensuite bathroom with bath and separate shower, dressing room/walk in wardrobe. Second double bedroom, family bathroom with roll top bath and separate shower. Third double bedroom with open-plan ensuite shower room. For those working from home, this property offers the most enviable home office in the area - situated in the tower at the top of the property, a room offering a 360 degree view of the surrounding area, a perfect back drop to motivate you during the working day. Off the property is a private terraced area on which to sit and relax. Call now to enquire further.

LOCATION

This residence enjoys an idyllic and peaceful setting, amidst mature woodland in a select and sought after private location just off Cliffe Drive, a private tree-lined avenue of only 8 properties, surrounded by Cragg Wood Conservation Area and adjoining surrounding greenbelt. yet is extremely convenient for commuting to either Leeds or Bradford City Centres. Closer to hand are the smaller villages of Rawdon, Yeadon, Horsforth and Guiseley where a wealth of supermarkets, shops, pubs and restaurants can be found. The local schools offer both private and state schooling, cater for all ages and have good academic reputations, one (under 11 years) boasting outstanding by OFSTED. There are train stations located at Apperley Bridge with a service getting you into Leeds City centre within 9 minutes, and further stations at both Horsforth and Guiseley. For the more travelled commuter, Leeds-Bradford Airport is only a short drive away. There are pleasant country and woodland walks directly from the house as well as other leisure activities including golf and water activities by the Leeds/Liverpool canal and marina along the road in Apperley Bridge.

HOW TO FIND THE PROPERTY SAT NAV POST CODE LS19 6LL

ACCOMMODATION

TO THE GROUND FLOOR

Door into...

ENTRANCE HALL

An impressive entrance which is full of period charm and provides a hint of the splendour that follows throughout this beautiful property. Oak panelled staircase leading to the first floor. Deep skirting boards, substantial doors with curved frames, solid hardwood floor covering, period style central heating radiator.

SITTING ROOM

26'10" x 21'4" (into bay)

A room full of splendour! This exceptional sitting room provides so much space for family gatherings or entertaining. Fabulous large panelled windows which flood the room with natural light and provide a beautiful & private outlook over the grounds. High ceiling with opulent moulded plaster detailing and frieze, rose, ornate deep ceiling cornice, dado rail, deep skirting boards and solid hardwood floor. Impressive period fireplace with marble back and hearth.

DINING ROOM

13'2" x 12'10"

The perfect setting for a dinner party! A beautiful room with opulent 'Lincrusta' wall covering in gold finish, grandiose indeed. Period cast iron fireplace. Solid hardwood floor. Ample space for a large dining table and chairs etc. Deep skirting boards, architrave and dado rails. Covered central heating radiator. Wall mounted up-lighters. Lovely large sash window with a stunning outlook.

KITCHEN

13'5" x 12'9"

Substantial double doors with glazed arch feature over lead into this beautiful bespoke kitchen. Well proportioned and fitted with a comprehensive range of cabinetry and drawers, with granite work-surface over. Moulded double sink with grooved drainer and 'Flexi Hose' swan neck mixer tap, further filtered water tap. Beautiful tall feature window. The central island unit provides storage, a dishwasher and a double wine chiller inset, the granite top extends to provide a breakfast bar for casual dining. Large recess for Range style cooker with feature panelling and display shelf over, splash-back tiles. Integrated American style fridge/freezer and microwave. Mirrored feature to splash-backs, complementing the double doors. Tiled floor with feature border around the island unit. The ceiling is high and the beautiful moulded ceiling cornice and picture rail are very much in keeping with the grandness of the property. Door leading outside.

UTILITY ROOM

7'4" x 6'11"

With useful fitted storage and plumbed for a washing machine. Door leading outside, making this a child-pet friendly space after a muddy walk.

W.C.

5'10" x 3'10"

A 'must have' room for any busy household, this convenience is beautifully presented! Fitted with a W.C and wash hand basin. Useful fitted storage. Tiled floor.

TO THE FIRST FLOOR

Oak spindle and balustrade staircase from the ground floor hall leading up to...

LANDING

With access to a useful storage area. Door into...

BATHROOM

9'11" x 8'5"

With glazed internal window also to the dining room, providing natural light whilst still enjoying privacy. The bathroom is presented/fitted to a Period style, with high flush W.C/ornate cistern, sink with twin taps, corner shower cubicle with thermostatic control and a free-standing bath with ball and claw feet. Fully tiled to the walls with subway style ceramics, period style black and white chequerboard floor tiles.

HALF LANDING

With access into...

BEDROOM ONE

22'2" x 21'4"

This grande principle bedroom boasts a magnificent countryside/Aire Valley vista from the full height bay window, with feature panel detail. A unique shape, with fine period detail including high ceiling, two ornate roses and plasterwork moulding to walls, deep cornice and skirting boards. Steps lead to a raised curved platform/bed area with feature lowered ceiling, inset ceiling spotlights. Part oak, part quality carpet sections. Period style central heating radiators. Access into...

DRESSING ROOM

A spacious room with floor to ceiling mirror fronted walk-in wardrobes. Wood floor covering. Ample space for dressing table, chaise longue etc.



EN-SUITE

12'7" x 7'2"

A most opulent room in which to luxuriate after a busy day. Large sunken bath with wall mounted television, walk-in shower cubicle with thermostatic control, W.C and wash hand basin. Ceramic tiles to the floor. Feature wallpaper.

BEDROOM TWO

13'5" x 12'9"

A large, impressive double room, again the period features enhance the room. With silk wallpaper, picture rail, ceiling cornice and deep skirting boards. Large sash window which floods the room with natural light. Wood floor covering.

BEDROOM THREE

12'10" x 9'10"

A third spacious and beautifully presented bedroom, with feature wallpaper, wood effect floor covering, deep skirting boards, ceiling coving and dado rail. Ample space for a good sized bed etc. Wall light points. Open-plan into the en-suite, (this could however be walled off if preferred).

EN-SUITE

Fully tiled and fitted with a shower cubicle with thermostatic control. W.C and wash hand basin. Tiled floor.

TOP FLOOR

Accessed via stairs, with storage cupboard under and a wash hand basin, ideal for preparing refreshments if using the study.

STUDY

12'9" x 12'9"

A room with a view! The folly occupies the tower of this historical building, such an enviable and unique space in which to work and so peaceful. With eight floor to ceiling sash windows providing a superb backdrop and a 360 degree view. Floor to ceiling feature mirrored wall panels. Lovely period fireplace. Timber floor covering.

OUTSIDE

This property is one of four in the building, they all share the beautiful communal grounds, a gated entrance and driveway, however, this property owns certain private areas which are well defined. The extensive lawns and wooded area give way to a private child friendly area paved seating area where you can entertain, sit out with a glass of something chilled or where children can play. Included in this listing is a large

plot of freehold land with its own gated entrance off Cliffe Drive and a large outhouse of which the care is shared by a neighbour. A summerhouse overlooking woodland, with power and WIFI access and offering potential to be used as an office if required, or a games room.

ADDITIONAL SERVICES - Disclosure Of Financial Inte

Unless instructed otherwise, the company would normally offer all clients, applicants and prospective purchasers its full range of estate agency services, including the valuation of their present property and sales service. We also intend to offer clients, applicants and prospective purchasers' mortgage and financial services advice through our association with our in-house mortgage and protection specialists HARDISTY FINANCIAL. We will also offer to clients and prospective purchasers the services of our panel solicitors, removers and contactors. We would normally be entitled to commission or fees for such services and disclosure of all our financial interests can be found on our website at <https://hardistyandco.com/financial-interests/>

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.

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 option 3.

BROCHURE DETAILS

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

LEASEHOLD & RELATED CHARGES

We understand that the property is leasehold and may therefore carry an annual charge for maintenance/ground rent. We are advised that the following applies.

Length of Lease years - with remaining as of - Ground Rent £..... P.A and Maintenance charge of £..... PCM.

Clarification regarding lease terms, length and any charges should be sought via the vendors solicitors.





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