



RAWDON HALL LODGE, RAWDON HALL DRIVE, LS19
6HD
OFFERS IN EXCESS OF £950,000

AdairPaxton
Property Specialists

Rawdon Hall Lodge Rawdon Hall Drive, Rawdon, Leeds, LS19 6HD

RENOVATION PROJECT Approx 4500 sq ft ***

Rawdon Hall Lodge is an impressive detached period property, beautifully situated in a quiet semi-rural location adjacent to open farm land and yet within very easy reach of good rail and road links to Leeds and Bradford city centres and Leeds Bradford airport. The house is set in extensive, mature gardens and has been extended and altered over the years to adjoin the original stable buildings around a cobbled courtyard. This imposing, highly individual and much loved family home has been in the same ownership for some 40 years and whilst it would benefit from some updating by new owners, it boasts numerous fine features and its size and potential cannot possibly be appreciated unless viewed internally. With six reception rooms and five bedrooms, this house is considerably bigger than it looks!

- Five Bedrooms
- Six Reception Rooms
- Superb Grounds
- Semi-Rural Location
- Original Features
- Handy For Station
- In Need Of Updating
- Exclusive Location
- Generous Size - 4500 Sq Ft



LOCATION

The house is situated in a private road next to open farm land and surrounded by its own gardens within a conservation area. Rawdon Golf and Lawn Tennis Club is at the end of the lane and public footpaths and bridle paths through Cragg Wood and the neighbouring estates provide ample opportunity for recreational pursuits. Despite its semi-rural and very quiet location, Rawdon Hall Lodge is also situated within five minutes drive of the new Apperley Bridge station providing fast and frequent services to Leeds and Bradford city centres. Road links via the A65 and A658 are also on hand and there are restaurants, pubs and local shops within walking distance. There are excellent schools for all ages close by including Woodhouse Grove and Bronte House independent schools which are almost on the doorstep.

DESCRIPTION

This is a delightful and surprising property offering a wealth of character, charm and space which has to be viewed to be appreciated. The house has an unusual layout which has been developed over time by the present owners to suit their needs and could easily be altered again to provide two separate dwellings or an annexe - there is plenty of space to play with and the heating system is already split and served by two separate boilers. This unique family home boasts a stunning oak panelled library created fifteen years ago by its book loving owner and a magnificent 31' long games room amongst its many fascinating features. The house is ready for new owners who may want to update and alter the accommodation to their own taste.

OUTSIDE THE PROPERTY

The grounds are a delightful feature of this home. There are extensive lawned areas, orchard, trees and shrubs and although the grounds are large they have been developed for ease of maintenance. All around the house is a paved area and to the side of the kitchen is a charming stone walled sheltered patio with a feature stone topped table. This area is lit and is ideal for barbeques and al fresco dining. A roof terrace accessed from the main bedroom provides further opportunity to enjoy the idyllic rural setting of this lovely family home. There is also a cobbled courtyard, two driveways and a large parking area outside the double garage.



ENTRANCE HALL

Via solid wood front entrance door. Feature window to the side. Wooden flooring. Two gas central heating radiators. Meter cupboard. Staircase to first floor.

GUEST CLOAKROOM

Fitted with a two piece white suite comprising WC and wash hand basin. Cupboard housing the 1st boiler. Tiled flooring. uPVC double glazed window to the side.

LOUNGE

15'5" x 13'5" (4.70 x 4.09)

A spacious reception room with stone mullion windows to the front and a feature window to the side. Built in glazed and lit display cabinet. Fireplace with open fire. Gas central heating radiator.

BREAKFAST KITCHEN

A light and airy room with windows to both the side and rear offering a double aspect and views of the garden. The kitchen is fitted with a range of solid wood wall, base and drawer units with work surfaces over. Ceramic 1 1/2 bowl sink with side drainer and mixer tap. Range style cooker with extractor hood over. Plumbing for automatic washing machine and dishwasher. Exposed wooden beams. Terracotta tiled flooring. Gas central heating radiator. Side entrance door. Double doors through to the dining room.

FORMAL DINING ROOM

25'5" x 10'6" (7.75 x 3.20)

A grand reception room currently home to a 16 seater dining table. Window to the rear. Gas central heating radiator.

STUDY AREA

27'5" x 8'3" (8.36 x 2.51)

With windows to the rear overlooking the garden. Open archways through to the main study. Three gas central heating radiators. Wall lights.

LIBRARY

21'8" x 20'0" (6.60 x 6.10)

An impressive Oak panelled and shelved library with generous seating area, concealed cupboards, feature ornate wooden fire surround and stone hearth for open fire. Two concealed double radiators. Feature ceiling with inset lighting.



SITTING ROOM

Two feature windows to the front elevation and a window to the side. Gas central heating radiator. Wooden flooring.

LOBBY

With original stone flooring. Feature door to the front and Abbey door to the side.

FAMILY ROOM

16'10" x 18'2" (5.13 x 5.54)

A bright and airy room with high ceilings. Stone mullion windows to the side overlooking the courtyard and two skylight windows. Three gas central heating radiators.

INNER HALL

Spiral staircase to the games room. Gas central heating radiator. Wooden flooring.

SHOWER ROOM

Fitted with a three piece white suite comprising double shower cubicle, WC and wash hand basin. Window to the rear. Chrome heated towel rail. Storage cupboard housing the 2nd boiler. Gas central heating radiator.

OCCASIONAL BEDROOM

16'11" x 12'10" (5.16 x 3.91)

A spacious room with stone mullion windows to the front and rear offering a double aspect with courtyard views to the front and garden view to the rear. Floor to ceiling fitted wardrobes providing hanging and shelving storage. Gas central heating radiator.

BEDROOM

16'11" x 8'11" (5.16 x 2.72)

Another spacious double room with stone mullion windows to both the front and rear offering a double aspect with courtyard views to the front and garden view to the rear. Gas central heating radiator.

GAMES ROOM

31'8" x 16'11" (9.65 x 5.16)

Accessed via the spiral staircase this is a very versatile room. Six skylight windows and windows to the side. Wooden flooring.

FIRST FLOOR LANDING

Gas central heating radiator. Window to the side. Wooden flooring.



MASTER BEDROOM

21'10" x 12'7" (6.65 x 3.84)

A bright double aspect room with leaded light deep silled window to the rear and huge picture window and door overlooking a spacious roof terrace, the gardens and the fields beyond. Gas central heating radiator. Archway to the dressing room and en suite shower room.

DRESSING ROOM

Fitted with a range of wardrobes and cupboards offering hanging and storage space. Door to ensuite.

EN SUITE SHOWER ROOM

Fitted with a three piece white suite comprising shower cubicle, WC and wash hand basin. Extractor fan. Wooden flooring.

BEDROOM TWO

13'11" x 9'9" (4.24 x 2.97)

Stone mullion windows to the front elevation. Fitted wardrobes providing hanging and shelving storage. Wash hand basin set in vanity storage unit. Gas central heating radiator.

BEDROOM THREE

13'9" x 12'4" (4.19 x 3.76)

Window to the side. Fitted wardrobes providing hanging and shelving storage. Built in guest bed with storage. Gas central heating radiator.

BATHROOM

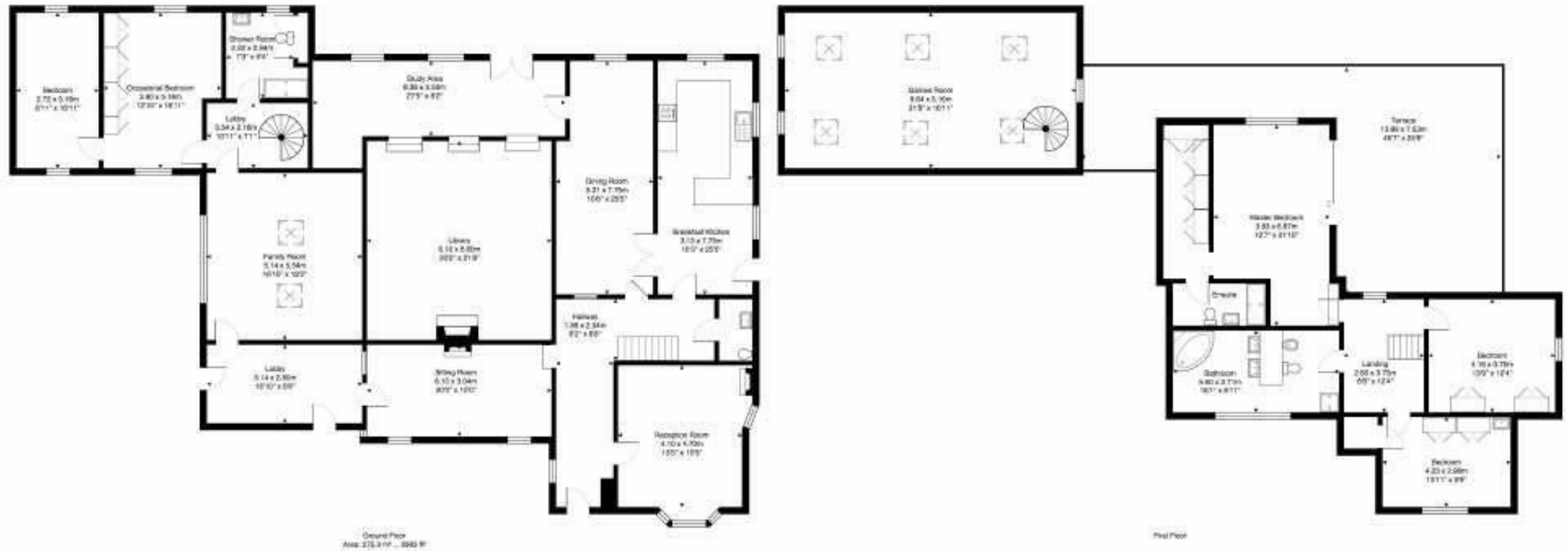
18'1" x 8'11" (5.51 x 2.72)

Fitted with a three piece white suite comprising bath with shower attachment, WC and wash hand basin. Stone mullion windows to the front elevation. Two gas central heating radiators. Tiled walls.

FLOORPLAN

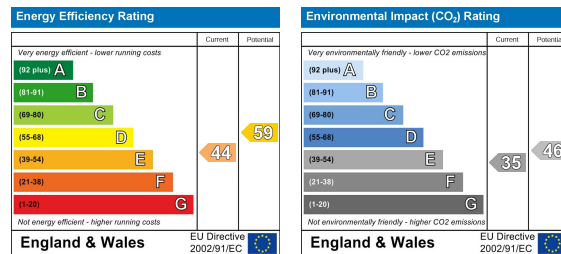


FLOOR PLANS



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ENERGY PERFORMANCE



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