



**BECK HOUSE**  
Rawdon

**Carter Jonas**

## **BECK HOUSE, LAYTON LANE, RAWDON, LS19 6RG**

Leeds city centre – 6 miles

Bradford – 6 miles

M1 motorway – 7 miles

Leeds/Bradford International Airport – 3½ miles

Beck House has recently been the subject of a significant programme of extension and renovation to a luxurious standard which successfully combines traditional features with contemporary living. The extremely flexible accommodation extending to almost 4,800 sqft offers light and spacious family living space and to create a self contained element within the house for a dependent relative or home office suite if preferred. In addition to the principal dwelling is a charming detached two bedroom cottage which presents an entirely separate dwelling suitable for a dependent relative, home office suite, or for generating income through rental or Airbnb use. The house enjoys lovely open aspects over principally lawned gardens with attractive mature woodland backdrops adjacent to open fields.

The local suburbs of Rawdon, Horsforth and Guiseley are all within easy travelling distance, each offering a wide range of local amenities as well as primary and secondary schools. Leeds, Harrogate, Ilkley and Bradford are also accessible together with the region's motorway infrastructure for travel further afield. The popular and highly regarded Woodhouse Grove School is within easy reach, likewise the new railway station in Apperley Bridge providing direct rail access into Leeds city centre and commuting to London within 2½ hours.

The accommodation of the principal dwelling briefly includes an impressive reception hall with guest cloakroom and the outstanding feature of Beck House is the stunning open plan family living dining kitchen which also flows though into both the lovely formal sitting room and adjacent snug with utility room off.

**AN EXCEPTIONAL, SIGNIFICANTLY EXTENDED AND BEAUTIFULLY PRESENTED DETACHED FAMILY HOME TOGETHER WITH A DETACHED COTTAGE, ALL SET WITHIN WELL TENDED PRIVATE GARDENS OF JUST OVER 1½ ACRES BOUNDED BY MATURE WOODLAND AND GREENBELT COUNTRYSIDE ON THREE SIDES ON THE EASTERN FRINGE OF RAWDON.**



The latter in turn leads through into the contemporary wing comprising a garden room gymnasium and home office above which are two bedrooms sharing a shower room all of which could provide an integral annex within the property if required.

The first floor comprises four additional double bedrooms served by a luxury house bath/shower room whilst the entire second floor is given over to a fabulous principal bedroom with vaulted and beamed ceiling, dressing room, en suite shower room and eaves store rooms.

Outside the property is approached down a private driveway which opens into a substantial parking forecourt and turning circle providing ample parking for numerous vehicles. This in turn gives access to the integral garage with automatic roller door.

The Cottage is situated off the forecourt and comprises an equally well presented and appointed dwelling suitable for a dependent relative, home office suite or deriving income from rental/Airbnb. It offers a living room, dining kitchen and cloakroom with two first floor bedrooms and shower room.





## ADDITIONAL INFORMATION

### Tenure

We are advised that the property is freehold with vacant possession given on legal completion.

### Viewings

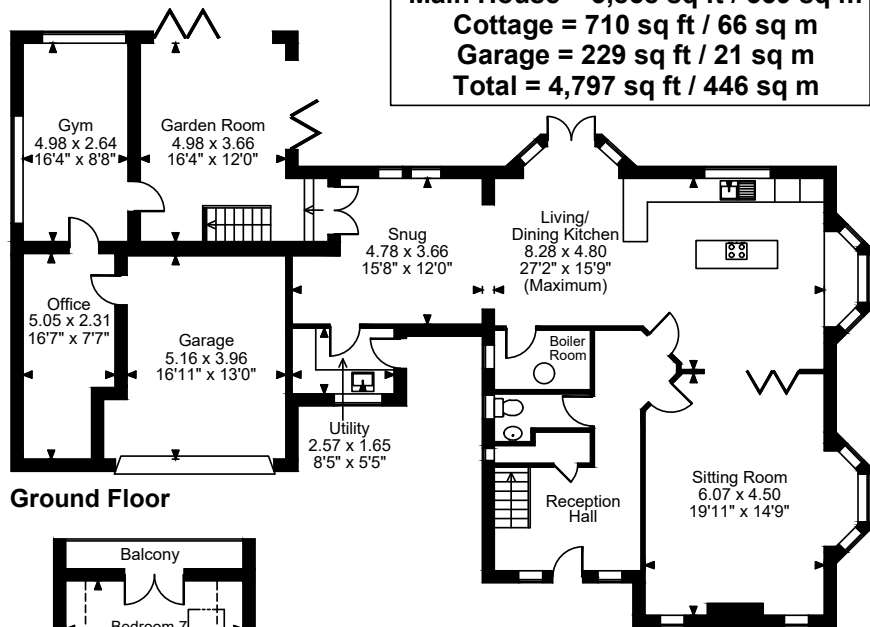
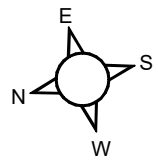
By appointment through the selling agents - Carter Jonas - 01423 523423.

### Directions - LS19 9RG

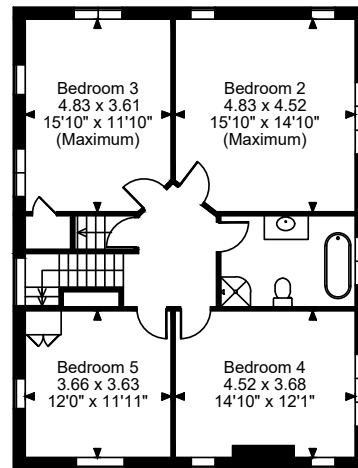
Travelling west from Leeds, continue through Horsforth on New Road Side and at the roundabout continue straight over onto Rawdon Road. Continue for approximately  $\frac{1}{4}$  mile and turn right onto Layton Lane and the entrance to the driveway to Beck House is on the right immediately after 18 Layton Drive.



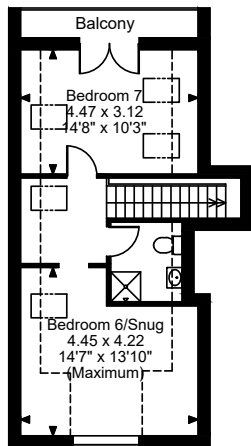
**Beck House, Rawdon**  
**Approximate Gross Internal Area**  
**Main House = 3,858 sq ft / 359 sq m**  
**Cottage = 710 sq ft / 66 sq m**  
**Garage = 229 sq ft / 21 sq m**  
**Total = 4,797 sq ft / 446 sq m**



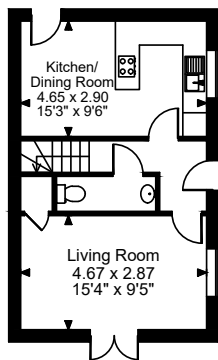
**Ground Floor**



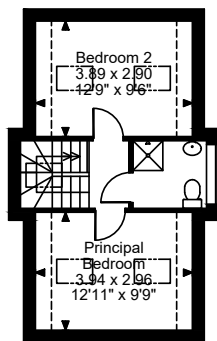
**First Floor**



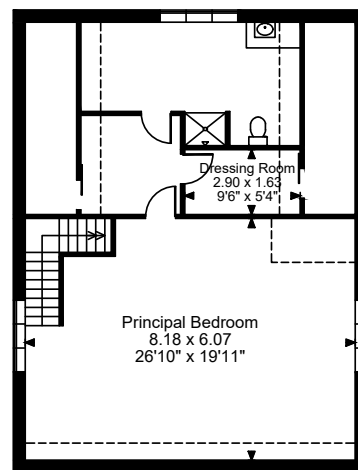
**First Floor**



**Cottage Ground Floor**



**Cottage First Floor**



**Second Floor**



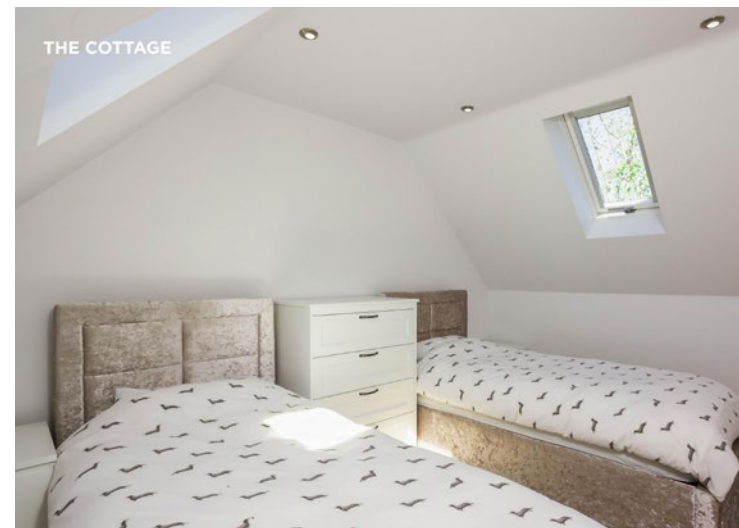
Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		80 C
55-68	D	65 D	
39-54	E		
21-38	F		
1-20	G		

**FOR ILLUSTRATIVE PURPOSES ONLY - NOT TO SCALE**

The position & size of doors, windows, appliances and other features are approximate only.

□ □ □ □ Denotes restricted head height

© ehouse. Unauthorised reproduction prohibited. Drawing ref. dig/8696845/SS







**Harrogate & Leeds 01423 523423**

harrogate@carterjonas.co.uk

Regent House, 13-15 Albert Street, Harrogate, HG1 1JX

**carterjonas.co.uk**

Offices throughout the UK

*Exclusive UK affiliate of*

**CHRISTIE'S**  
INTERNATIONAL REAL ESTATE

**IMPORTANT INFORMATION**

These particulars are for general information purposes only and do not represent an offer of contract or part of one. Carter Jonas has made every attempt to ensure that the particulars and other information provided are as accurate as possible and are not intended to amount to advice on which you should rely as being factually accurate. You should not assume that the property has all necessary planning, building regulations or other consents and Carter Jonas have not tested any services, facilities or equipment. Any measurements and distances given are approximate only. Purchasers must satisfy themselves of all of the aforementioned by independent inspection or otherwise. Although we make reasonable efforts to update our information, neither Carter Jonas LLP nor anyone in its employment or acting on its behalf makes any representations warranties or guarantees, whether express or implied, in relation to the property, or that the content in these particulars is accurate, complete or up to date. Our images only represent part of the property as it appeared at the time they were taken. If you require further information please contact us.