



Low Fold

Rawdon, LS15 6DE

Introduction

A Distinctive Period Residence in a Secluded Rawdon Hamlet

Dating back to circa 1741, this remarkable stone-built home occupies a peaceful, tucked-away position within a small and characterful Rawdon hamlet. Lovingly converted in recent years and further enhanced by a series of high-specification, contemporary additions, the result is an exceptional home that beautifully balances historic charm with modern-day luxury. Planning permission has been granted previously and could be re-sought for a further rear extension, offering yet more potential.

PROPERTY TYPE	Link Detached Cottage
BEDROOMS	3
RECEPTION ROOMS	2
BATHROOMS	2

Property Information

TENURE	Freehold
SERVICES	Mains Services
TERMS OF SALE	Private Treaty
VIEWING	Strictly By Appointment
ENERGY PERFORMANCE	Rating D with B potential



Key Features

- A striking period home dating to approx. 1741
- Tucked away in a tranquil hamlet, yet moments from central Rawdon
- Planning permission previously granted for a rear extension
- Spacious living with high-spec, contemporary styling
- Bespoke open-plan dining kitchen with utility
- Elegant lounge with garden access
- Ground-floor study and luxury shower room
- Three bedrooms and a traditionally styled bathroom
- Private sunny garden and off-street parking
- A rare blend of character, comfort and potential









AREA GUIDE

Rawdon, Leeds LS19 – Village Charm with City Convenience

Set on the edge of North Leeds, Rawdon blends countryside charm with excellent access to city life. Known for its elevated views and green spaces, it's a popular choice for families, professionals, and those seeking a peaceful yet connected lifestyle.

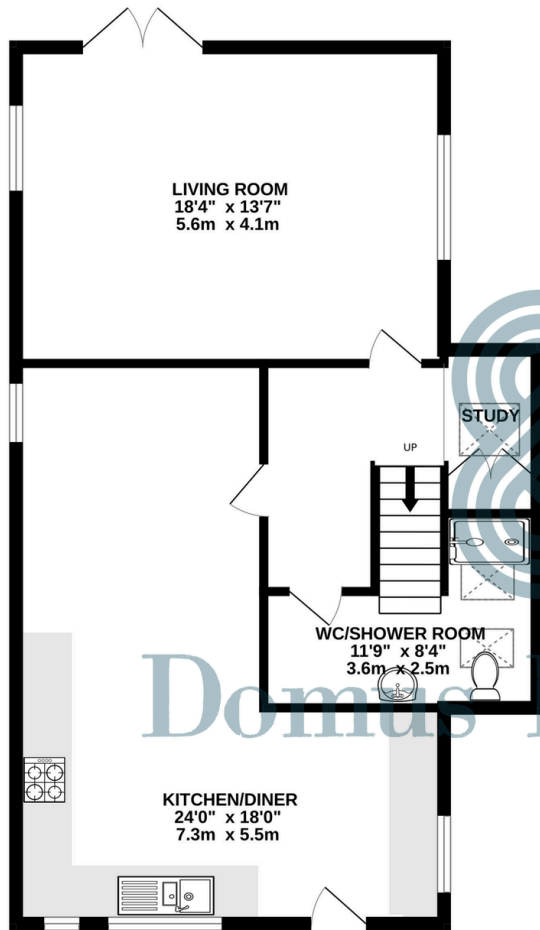
Education is a key draw, with Benton Park School providing secondary education, and Rawdon Littlemoor and St Peter's C of E offering well-regarded primary options. Nearby Woodhouse Grove School is a respected independent alternative.

Rawdon fosters a strong community spirit, with local events and active resident groups creating a welcoming environment. Its blend of heritage properties, local shops, and pubs gives it a village feel with modern touches.

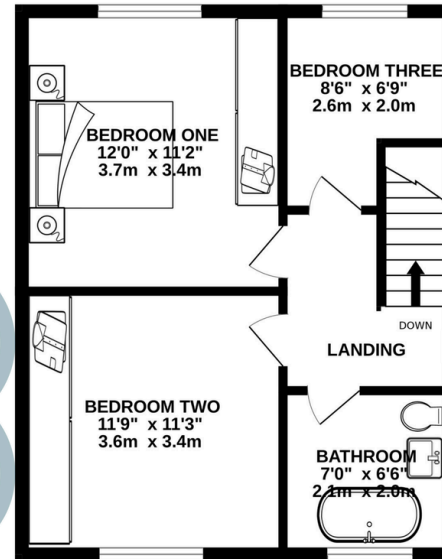
For recreation, locals enjoy walks on Rawdon Billing, golf at nearby courses, and the convenience of nearby Horsforth and Apperley Bridge train stations for city access. Leeds Bradford Airport is also within easy reach.

With its schools, green space, and vibrant local life, Rawdon offers a truly balanced lifestyle.

GROUND FLOOR
750 sq.ft. (69.7 sq.m.) approx.



1ST FLOOR
427 sq.ft. (39.7 sq.m.) approx.



TOTAL FLOOR AREA : 1178 sq.ft. (109.4 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		82
(81-91) B		
(69-80) C		
(55-68) D	61	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		

General conditions to be noted:

These particulars do not constitute an offer or contract or any part thereof and none of the statements contained in the particulars are to be relied on to a statement or representation of fact. The Agent(s) nor its staff are authorised to make or give any representation or warranty in respect of this property.

All descriptions, dimensions, references to condition, necessary permission for use and occupation, and other details are given in good faith and are believed to be correct, any intending purchaser or tenant should not rely on them as statements or representations of fact but must satisfy themselves by inspection or survey as to the correctness of each of them and to satisfy themselves as to the availability of services to the Property both in respect of its existing use and any intended use.

The Agent shall not be required to give any warranty or covenant in respect of the property. While the agent is familiar with the appearance and lay out of the property it does not to purport to have either knowledge or awareness as to the title to be furnished or planning documentation. The purchaser or tenant should, through legal requisitions and surveys establish the suitability, title and condition of a property before finalising the purchase or let of the property.

In the event of any inconsistency between these conditions and the contract of sale, the latter shall prevail.