

LABURNUM  
Lodge



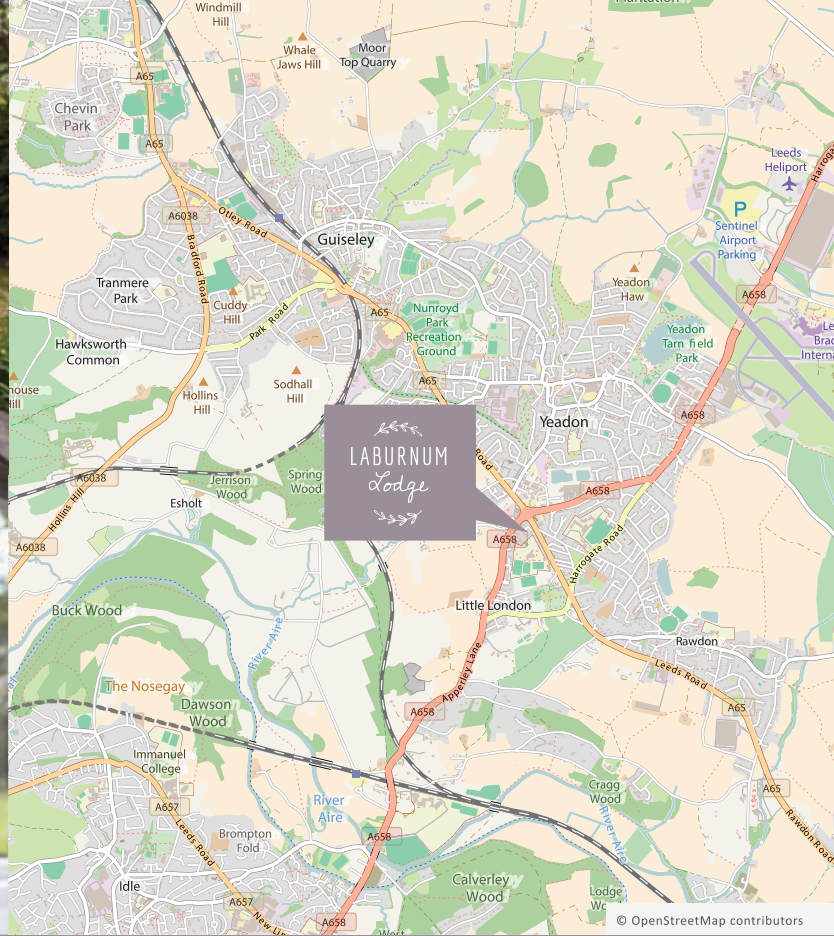


A two-story stone lodge with a blue roof and a paved courtyard. The building features a mix of stone and brickwork, with a central wooden door and several windows. A wooden bench is placed in the courtyard. The sky is blue with some clouds, and there are trees in the background.

LABURNUM  
*Lodge*

“ You can enjoy the lively bustle of Rawdon then when you come home to this little haven among the trees, it all goes quiet and peaceful. ”





# LABURNUM LODGE

Laburnum Lodge, Mawcroft Grange Drive, Rawdon, Leeds, LS19 6DJ

Hidden away from the main road, nestled at the end of a small cul-de-sac, Laburnum Lodge is a secret haven set within completely private gardens, surrounded by mature trees.

Constructed just 5 years ago, Laburnum Lodge sits within the well-established grounds of an older cottage. This tasteful home has been mindfully designed with dressed stone and weavers' cottage windows in keeping with the style of the surrounding cottages.

You will feel a million miles away from the hustle and bustle of Rawdon village, yet within a 2-minute walk you can be shopping for your groceries at the supermarket or enjoying an evening meal in one of the plentiful independent restaurants.





## Step outside...

Enter through the double electric gates and onto the cobbled private driveway. The driveway widens to a parking area ahead of the triple-fronted house. To the left, sits the detached stone cottage. At night, your approach is illuminated by two refurbished iron lampposts dating back to the 1920s. Bordered by mature shrubs and lush climbing plants, the garden and drive area offers year round, absolute seclusion and quiet. A stunning weeping willow - the focal point of the back garden - gives shade from the sun which saturates the South-East facing garden with sunshine all day. The painted summerhouse, sitting at the top of the garden, is the perfect place to sit with a glass of Pimm's and soak up the rays from the last of the day's sun.

For the hobby mechanic or DIY enthusiast, spend weekends tinkering in the timber workshop offering very generous storage space.







“The cottage is fully booked almost every week & generates a fantastic income. We have several guests who love to return each year.”





## Space to relax, cook & entertain

Walk from the entrance hallway through to the impressive light-filled breakfast kitchen, featuring a vaulted ceiling with three Velux skylights. French doors lead out into the breakfast terrace and rear garden. Lush foliage viewed from the windows seamlessly compliments the green hue of the Farrow & Ball painted walls. Cream kitchen cupboards, topped with a striking flecked dark granite worktop, offer ample storage and house fully-integrated appliances.

The unique shape of the kitchen gives space for both dining and a comfortable lounging area. This kitchen is the absolute heart of the home and is the perfect sociable space to entertain family and guests with plenty of room for everyone. Feel the warmth of the underfloor heating on the soles of your feet as you walk over the stone floor to the adjoining utility room. Continuing the style of the kitchen, matching fitted units house the integrated washer and dryer. Separated by an oak door, clothes can be laundered away from the kitchen area.





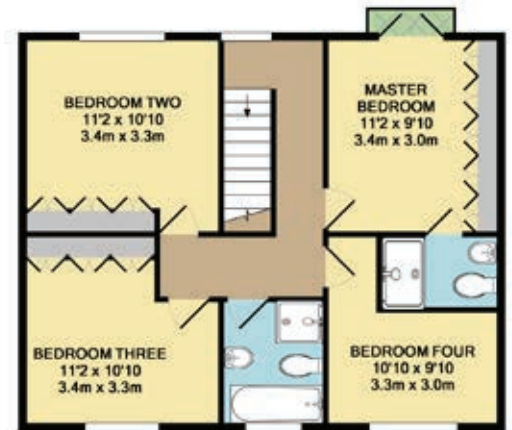




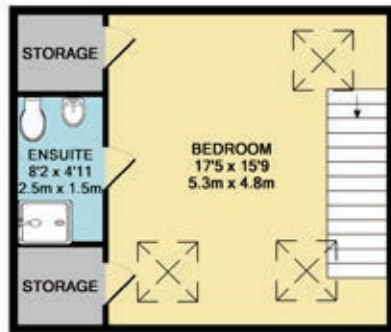
# MAIN HOUSE

## PROPERTY FEATURES

- Four Bedroom Detached House
- Immaculate and Modern Design Throughout
- Separate Self-Contained Contemporary Cottage
- En-Suite and Juliette Balcony to Master
- Four Reception Rooms and Study
- Gated Driveway and Parking for Multiple Cars
- Large Sunny Positioned Garden with Terrace
- Council Tax Band F



# COTTAGE ANNEXE



EPC ENERGY EFFICIENCY  
RATING = C

ENVIRONMENTAL IMPACT  
RATING = C

## GROSS INTERNAL AREA

Ground Floor Area =  
87.70sq m / 944sq ft

First Floor Area =  
55.40sq m / 596sq ft

Cottage Annexe Gross Area =  
67.50sq m / 727sq ft

Approximate Total Area =  
210.60sq m / 2267sq ft

The agents have not tested any apparatus, equipment, fittings or services and so cannot verify that they are in working order. The buyer is advised to obtain verification from their Conveyancer or Surveyor. Items shown in photographs are not necessarily included in the sale. The room measurements are given for guidance only and should not be relied upon when ordering such items as furniture, appliances and carpets. While we endeavour to make sales particulars accurate and reliable, they are only a general guide to the property and accordingly, if there is any point which is of particular importance to you, please contact this office and we will be pleased to check the position for you with the seller, especially if you are contemplating travelling some distance to view the property. Any mention of parking, allocated parking or off road parking has not been checked by the agent and the buyer is advised to seek verification from their Conveyancer.

FLOORPLAN FOR ILLUSTRATIVE PURPOSES ONLY. NOT TO SCALE.

Whilst every attempt has been made to ensure the accuracy of the floor plan 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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## Study in peace...

The study room provides the perfect working space and is conveniently accessed from the hallway with the WC next door; ideal if you have visiting clients. This dual-windowed room, with views over the rear garden, also offers the opportunity of a playroom - ideal for little ones or teenagers needing their own space downstairs.



## ...Dine in style

This dual-aspect room with four windows creates a bright dining room with ample space for seating and the entertaining of at least eight guests. The dining room offers additional reception room space with the flexibility to be used as a snug or perhaps as a fifth bedroom - perfect for larger families.





## Time to unwind

The cosy and comfortable lounge, decorated with Laura Ashley wallpaper and Farrow & Ball paint in 'London Stone', is a really relaxing place to curl up on the sofa in the evenings to watch television. Through French doors, enter the garden room with views to three sides over the mature rear garden and terrace. Further French doors lead onto the paved terrace with space for *al fresco* dining and family barbeques.

In summer, the fitted ombre blinds and the addition of solar film reduces glare and helps prevent heat build-up. Along with underfloor heating, this is a versatile space you can enjoy all year round.







## Room with a view

The master bedroom fitted with bespoke built-in wardrobes in high-gloss cream, span from floor to ceiling giving generous clothes storage. After a restful night's sleep, open the French doors onto the Juliet balcony to welcome in the new day. Take a moment to listen to the morning chorus in complete privacy, thanks to the seclusion of the garden. Place your towel on the heated towel rail while you take a refreshing shower in the adjoining ensuite.





## Rest in comfort

Views from the single bedroom look out to the heather-filled landscape and craggy outcrops of Baildon Moor. This is the best room in the house to observe a sunset. Both double bedrooms boast plenty of space to rest in comfort and store clothes in modern fitted wardrobes. Whether you choose to soak in the double-ended bath or step into the generous separate shower, the neutral tones of the family bathroom create a relaxing atmosphere for unwinding at the end of a busy day.



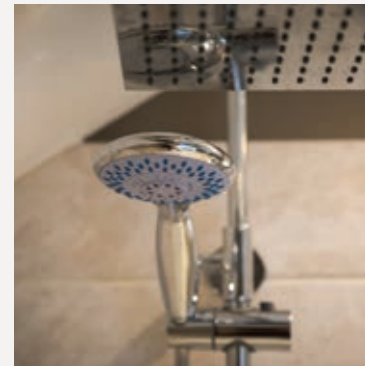




## Be our guest

The detached stone cottage offers independent living accommodation, complete with open-plan kitchen, diner and living room. A large light-filled double bedroom with three sky-lights to the ceiling and a wet-room serves the first floor. The cottage is proven to be a successful holiday accommodation business by the current owners, who gain a monthly income of £1500 to £2000. With bookings into the year 2020 already confirmed, you have the option to benefit from the additional source of income, if you wish.

If running a business is not your cup of tea, the cottage offers flexible living space with the possibility of being connected to the main house. This could create an extended kitchen space and a very generously-sized new master suite or be converted to a double garage with ample room for 2 cars downstairs and a sizable office or gym on the first floor.





## Explore the area

Laburnum Lodge is hidden away within the small village community of Little London; a conservation area on the edge of Rawdon on a spur of high ground above the Aire Valley. The village has retained its own distinctive character with long rows of former weavers' cottages and historic street patterns. Modern developments in the area have been sympathetically constructed to complement the style of their neighbouring properties.

Rawdon Littlemoor Primary School is just a short walk from the house and the Peter and Paul Catholic Primary School, rated 'outstanding' by OFSTED, is less than a mile away. Woodhouse Grove, Private Independent School is a five-minute drive away in the Cragg Wood Conservation Area.

Reach the centre of Leeds in 11-minutes from Apperley Bridge train station which also offers services to York and Harrogate. Along with the A65 and the Ring Road [A6120] providing major links to the motorway networks and Leeds Bradford Airport only a short car ride away, commuters will love the convenience of Rawdon living.

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