



CATTELYA

Orchid Way





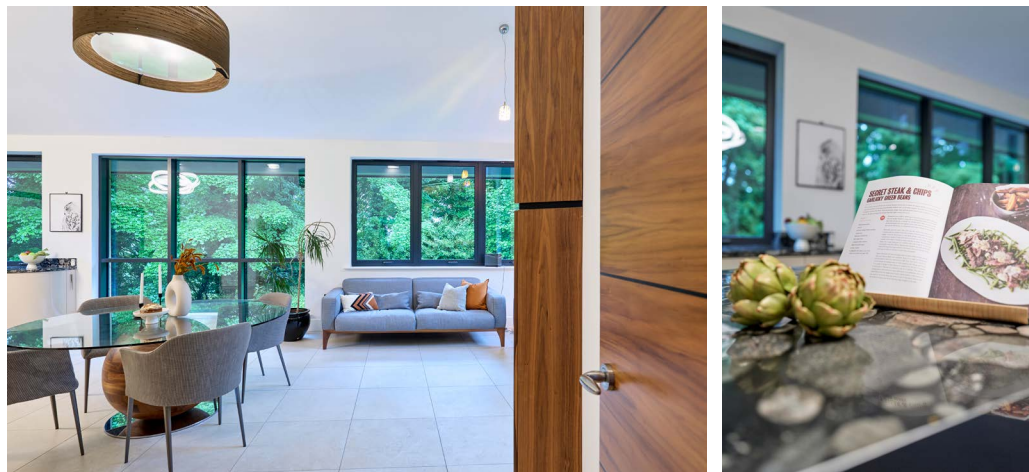
A GRAND DESIGN

Approaching the end of a private drive, you would be forgiven for thinking you were on the set of Grand Designs. A breathtaking home that looks like it has leapt from the pages of an architectural magazine. Named in honour of William Cattley, Cattleya is nestled in 1.8 acres in the heart of the Cragg Wood Conservation Area. Steeped in history with worship and a world-renowned orchid nursery, this property plays a part in the fascinating story of the historic area of Rawdon. The land on which this impressive dwelling sits has been an active part of history dating back to the early 1700s. Fast forward to 2014, when this plot became the backdrop for this impressive five-bedroom family home.

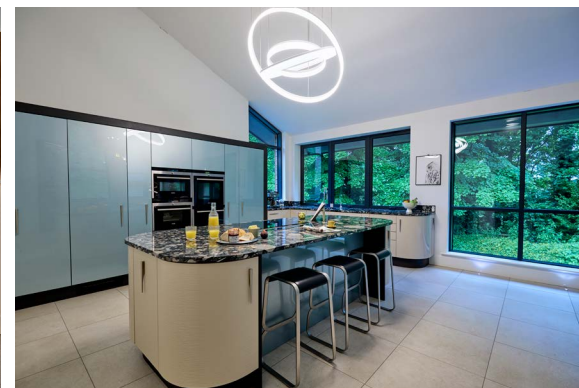


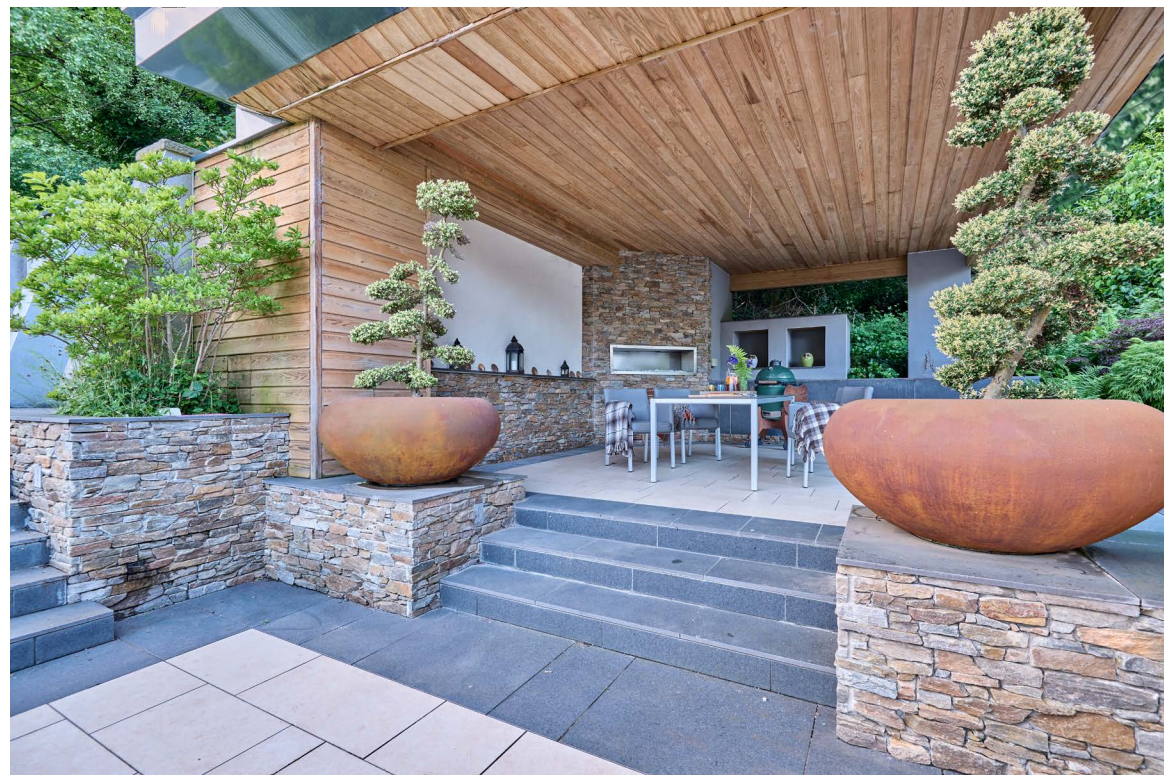
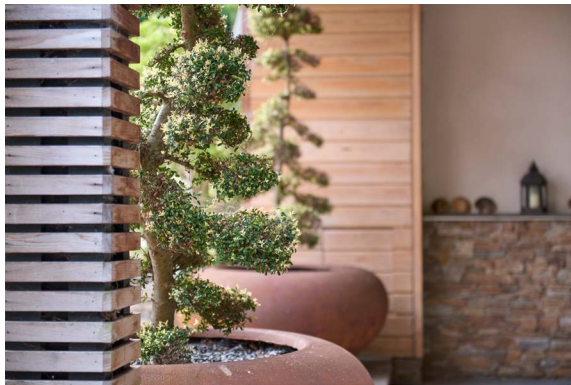


This unique haven welcomes you with a sleek bridge that leads to the front door. Stepping inside, you're immediately struck by the luxury underfoot: Amtico walnut flooring with the warmth of wet underfloor heating. A stunning Yorkshire sandstone feature wall and a bespoke oak staircase with an aluminium frame set the tone for this extraordinary residence.



Your journey through Cattleya begins in the heart of the home-the breathtaking, living, dining kitchen. With a sloping ceiling and windows on three sides, light pours into this space, highlighting the exquisite Brazilian igneous rock countertops and central island. Picture yourself gathering around the island, surrounded by top-of-the-line Siemens appliances, including three ovens and a full-length separate fridge and freezer. The floor-to-ceiling drinks shelf, lit to perfection, is a centrepiece designed for entertaining. From the hallway, a guest w.c. fitted with Porcelain tiles and Duravit sanitary ware offers convenience and style. Step out onto the fabulous sun terrace with composite decking and a glass balustrade, perfect for morning coffee or evening relaxation.







The rear of the home boasts a generous living room with more of that beautiful walnut flooring and bi-folding doors that open to the expansive garden. A few steps up, a cozy office/study awaits, complete with a bespoke bookshelf and sliding library ladder-ideal for working from home or quiet reading.





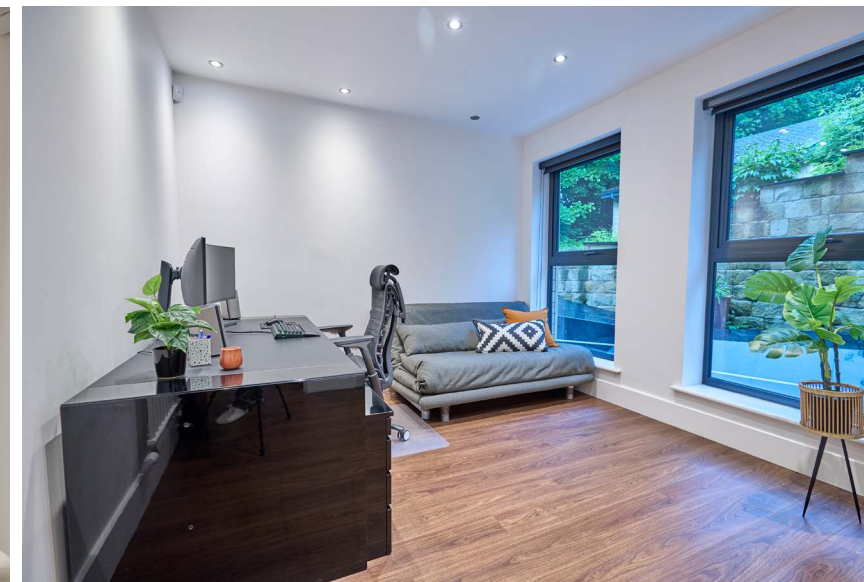
The main bedroom is a retreat unto itself. Hidden wall lighting sets the mood, while a stone feature wall adds a touch of nature indoors. The dressing room features custom-fitted wardrobes with hidden storage and lighting, and the en-suite bathroom is a spa-like sanctuary with Porcelanosa tiles, a rain sensor Velux window, and a Hansgrohe rainshower.







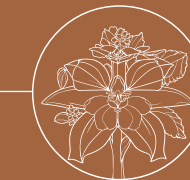
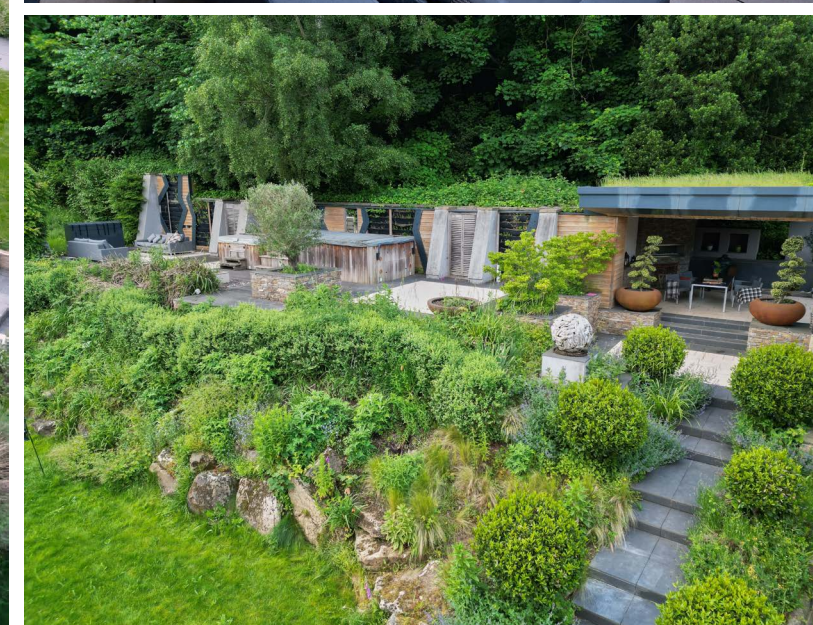
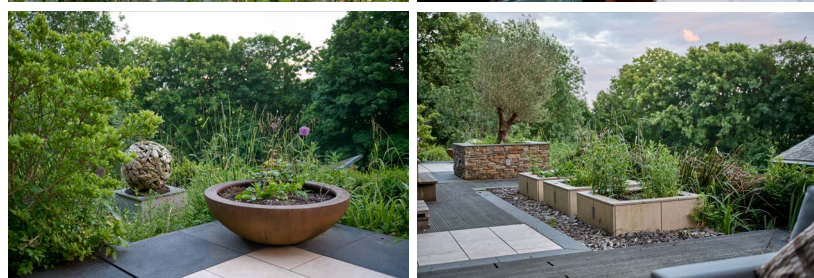
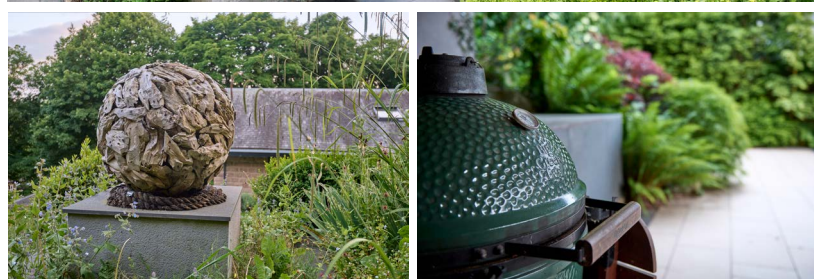
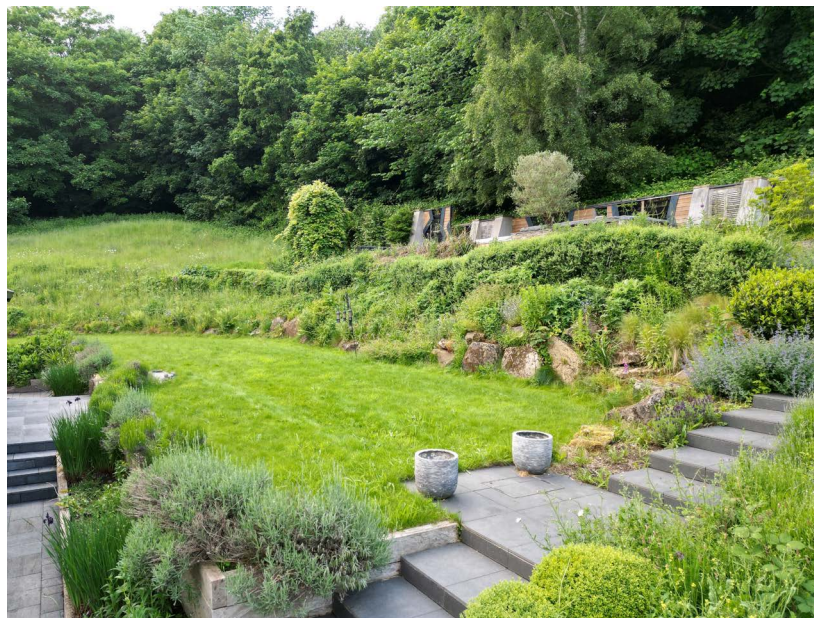
Four additional double bedrooms on the ground floor offer plenty of space for family and guests, two of which have fitted wardrobes. Two superb bathrooms feature Duravit fittings, ensuring everyone has access to luxury. Moreover, ideally positioned adjacent to the family bedrooms, is a spacious utility area comprising of three rooms including a comms and store room with a Siemens washing machine and a Peko drying cabinet providing storage you would struggle to fill.



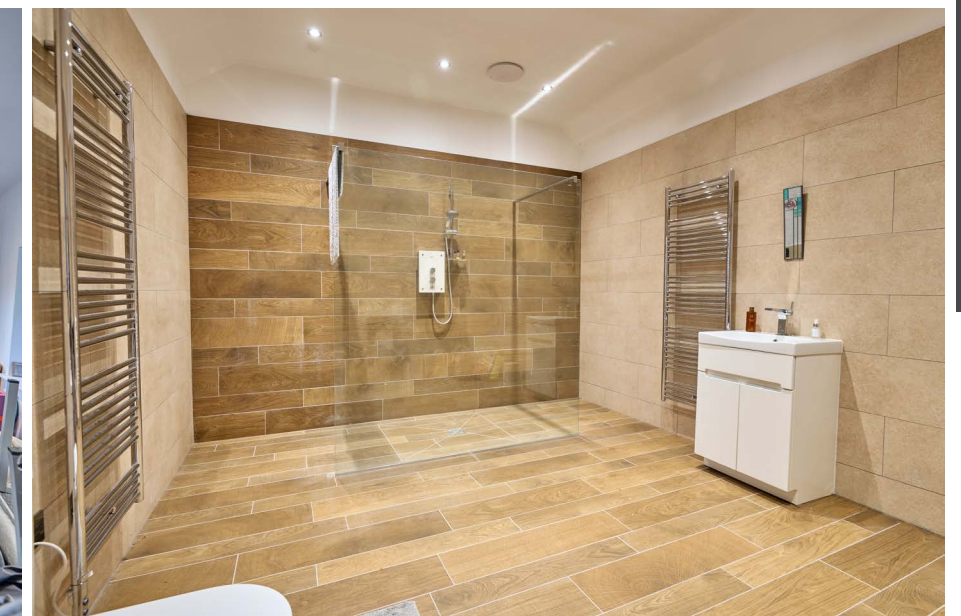


And purposefully saving the best till last, where reproduction spaceship doors pull you inside a full replica of the ‘Millennium Falcon’ flight deck, and you don’t have to be a movie buff to appreciate the cinema and games room. This space is one of a kind and took two years to complete. The aesthetics transport you inside the theatre and drama of ‘Star Wars’ where this incredible room has been designed for ultimate relaxation and entertainment, featuring a full size pool table, games and drinks area, surround sound, a projector screen, and fully reclining cinema seats.






The grounds are just as impressive as the interior. Fully south-facing, the beautifully landscaped and maintained garden, with numerous mature trees and interesting borders, is perfect for outdoor living. A spacious driveway leads to a double garage with electric doors. The south-facing dining pavilion is ideal for alfresco dining, while the Hydropool swim spa and hot tub offer a relaxing retreat. Explore the Japanese Zen Garden, complete with granite statues from Japan and original tiled steps leading to a private woodland.

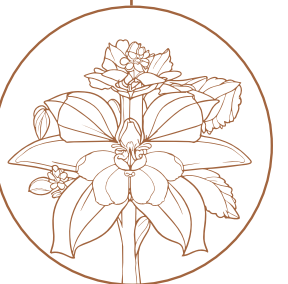


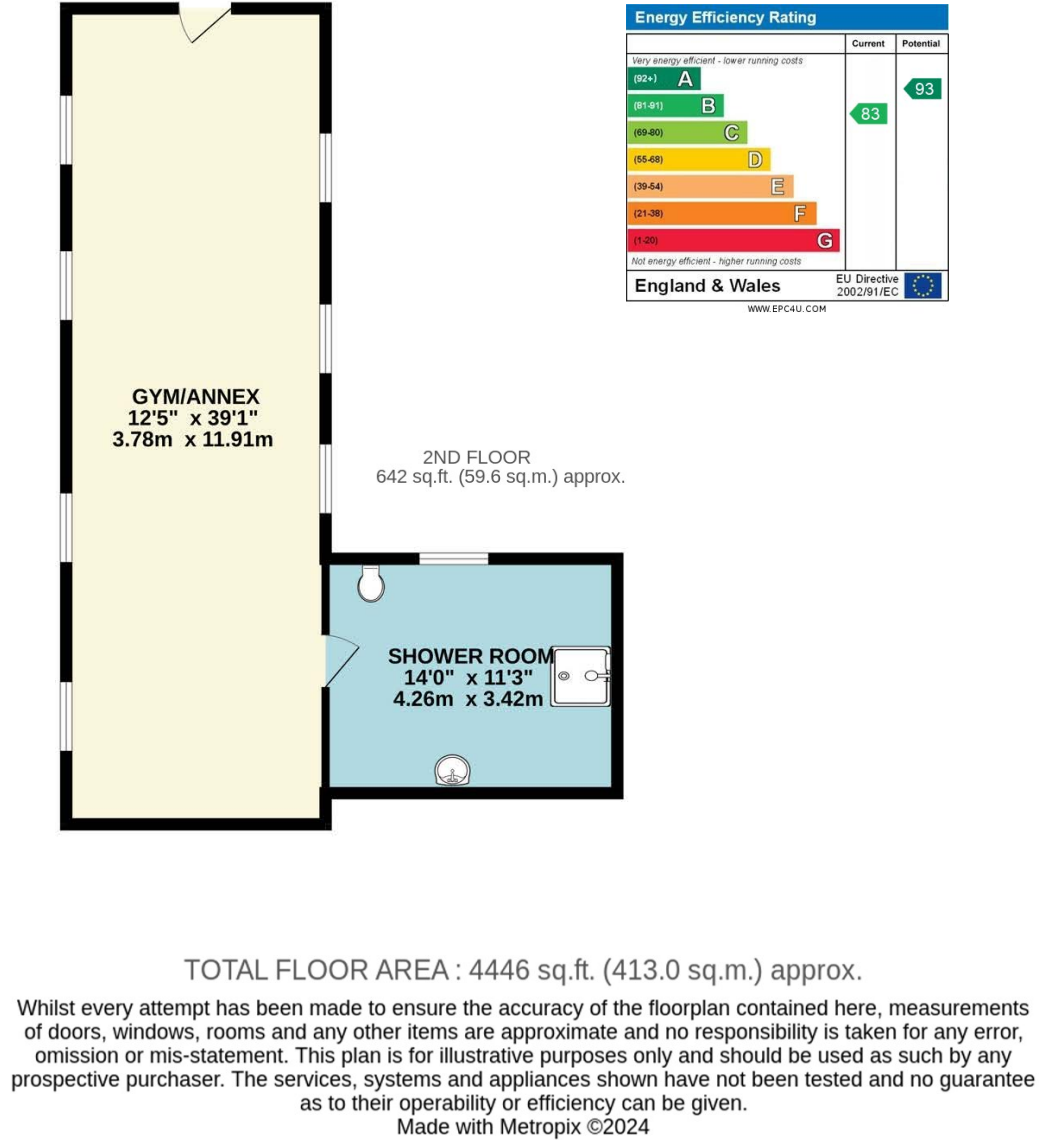
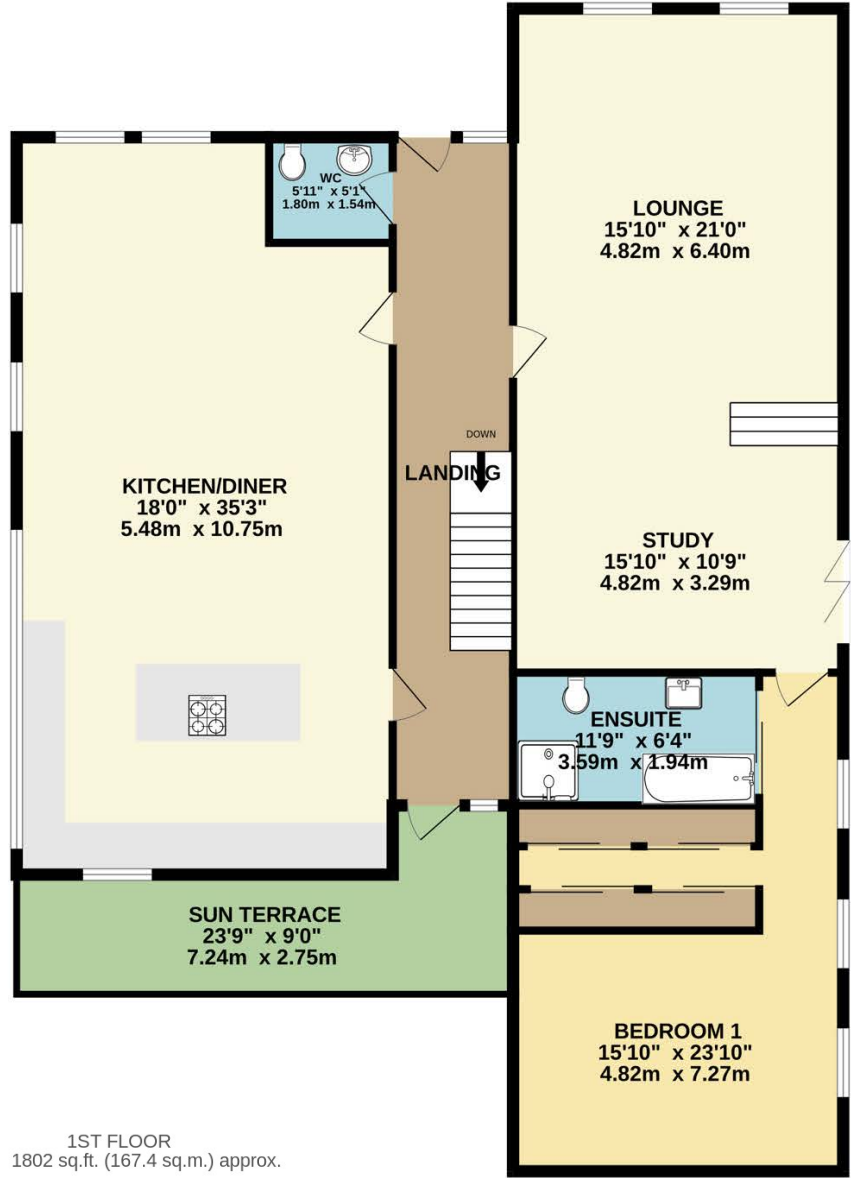
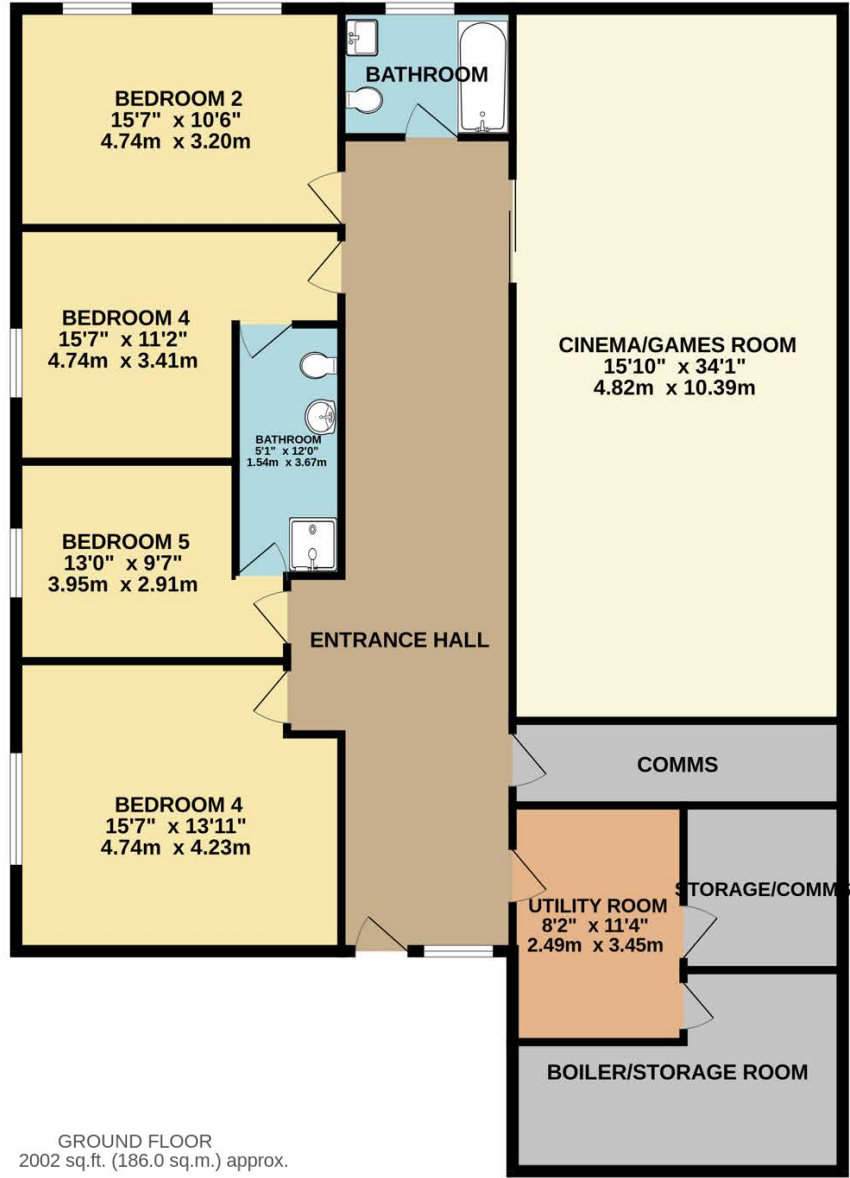
A detached building, now converted and fully serviced, provides additional space ideal for a gym or annex, with a large room and a spacious shower room, easily convertible to include a bedroom and kitchen, offering flexibility for guests or extended family.



Located perfectly for the cosmopolitan cities of Leeds and Bradford, with the Leeds Bradford International Airport just a short drive away, and Apperley bridge railway station a 5-minute drive connecting you to the national rail network, Cattleya is ideal for international commuters. Local amenities in Rawdon, including shops, recreational facilities and excellent schools like Woodhouse Grove that is within walking distance, make this home as practical as it is beautiful. Nearby villages such as: Yeadon, Horsforth and Guiseley, all provide a variety of supermarkets, pubs, and restaurants, ensuring you're never far from what you need.

Cattleya isn't just a house-it's a lifestyle.





KEY FEATURES

- Breathtaking Five Bedroom Home
- A Remarkable One Of A Kind Property
- Impressive Entrance And Landing With A Sandstone Feature Wall And Oak Staircase
- Expansive Living Kitchen With Windows To Three Sides
- Split Level Lounge And Study With Sliding Library Ladders
- Five Double Bedrooms With Three Bathrooms
- Principle Suite With Walk In Wardrobes And Bathroom
- South Facing Landscaped Garden With A Dining Pavillion
- Detached And Fully Serviced Gym With Shower Room
- Large Driveway With Garage Surrounded By Woodland



CATTLEYA
Orchid Way

Cattleya, Orchid Way, Rawdon, Leeds

To view Cattleya

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