

**TAMARIU
RAWDEN HILL
ARTHINGTON, LS21 1PS**



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EXCLUSIVE DEVELOPMENT OPPORTUNITY

A Rare Opportunity with Breath-taking Countryside Views – With Planning Consent to Develop

This is an exceptional opportunity to acquire a detached property with full planning permission to extend, set within nearly an acre of land, enjoying stunning open countryside views and a desirable southerly aspect. With approved plans in place, the potential to transform this residence into a remarkable countryside home is truly exciting.

Expansive gardens, a small side paddock, and sweeping panoramic vistas, this property presents a rare chance to create a magnificent home in a breathtaking rural setting.

Nestled in an idyllic rural location, the property is perfectly positioned to maximise its spectacular surroundings, offering a true sense of space and freedom. The south-facing principal rooms are flooded with natural light, creating a bright and uplifting atmosphere throughout the day.

Guide Price £650,000

Outstanding Location

Situated just 600 yards from the renowned Harewood Estate, this property enjoys the benefits of its close proximity to the expansive 4,000-acre estate, featuring historic architecture, ancient woodlands, and a Grade I Listed Park designed by the legendary Capability Brown.

This location provides an unparalleled connection to nature while being within easy reach of key destinations:

Harrogate – The famous spa town is only a short 15-minute drive away.

Leeds City Centre – approximately 20 minutes away, offering a vibrant commercial and cultural scene and direct trains to London (in 2 hours).

Leeds Bradford Airport – Convenient access for international and domestic travel. 15 minutes away.

Rural tranquillity with excellent transport links – offering the best of both worlds.

Accommodation & Potential

The current accommodation includes:

Ground Floor: Entrance hall, through living room, dining room, kitchen, and balcony with far-reaching countryside views.

Lower Ground Floor: Laundry/utility room, workshop, pantry, and two stores.

First Floor: Three well-proportioned bedrooms and a family bathroom.





With planning consent already in place, the property presents an exciting opportunity to extend and enhance the existing layout, making it the perfect space for a growing family or those looking to create their dream countryside home.

Planning Permission & Proposed Development

Reference: 23/01975/FU

The approved planning consent allows for a striking three-story extension, featuring a raised sun deck, a carport, and a newly designed access driveway. The thoughtfully planned accommodation spans three levels, offering a seamless blend of contemporary living and countryside charm.

The proposed layout includes:

Ground Floor: Entrance hall, spacious through living room and a family room – both opening onto an expansive sun terrace – alongside a ground-floor bedroom suite with en-suite shower room.

Garden Level (lower ground): A stunning open plan living, dining, and kitchen area, complete with a walk-in pantry, orangery, boot room, and cloakroom with WC.

First Floor: Three well-proportioned bedrooms, including a principal suite with an en-suite shower room, as well as a stylish house bathroom.

This property offers an outstanding opportunity to create a truly remarkable countryside home, combining space, light, and breath-taking surroundings.

Expansive Grounds & Outdoor Potential

Set within approximately 0.8 acres, the property boasts large mature gardens and a small side paddock. Mature trees and boundary hedging provide a wonderful sense of privacy while offering the potential to create personally designed outdoor spaces, perfect for relaxation, entertaining, or equestrian pursuits.

Key Features

Superb panoramic rural views – Enjoy breath-taking landscapes from every angle.

Southerly-facing aspect – Flooding the principal rooms with natural light.

A peaceful retreat – Surrounded by nature, providing a tranquil escape from city life.

Rural tranquillity with excellent transport links – offering the best of both worlds: a peaceful countryside location with easy access to Harrogate, Leeds, and major transport links, including trains to London and Leeds Bradford Airport just a short drive away.

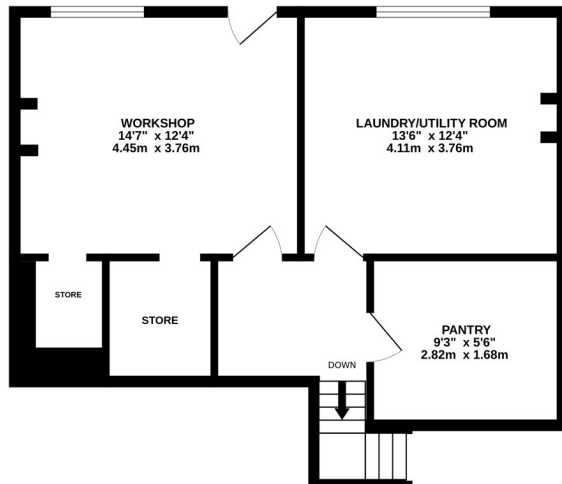
Immediate vacant possession – No onward chain, ensuring a smooth purchase process.

A Truly Unmissable Opportunity

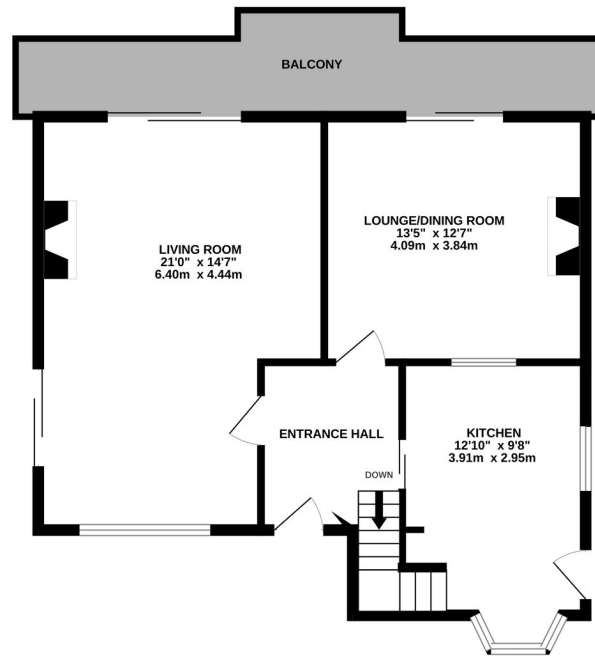
For those seeking an exclusive development opportunity in an exceptional location, this property is a must-see. With planning already in place and an unrivalled setting, this is your chance to secure a home that blends countryside charm with modern living convenience.

For further details or to arrange a viewing, contact us today

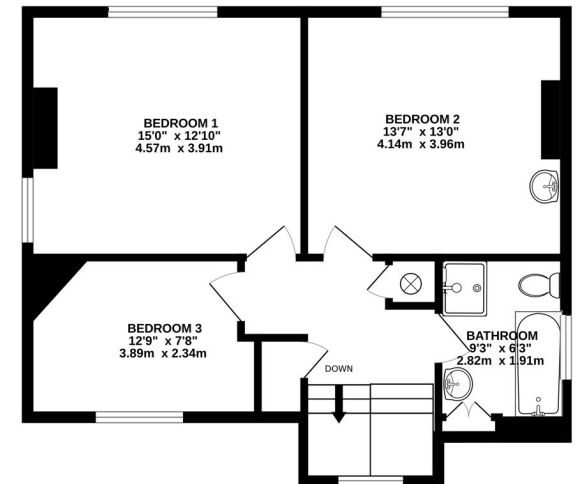
LOWER GROUND FLOOR
550 sq.ft. (51.1 sq.m.) approx.



GROUND FLOOR
628 sq.ft. (58.4 sq.m.) approx.



1ST FLOOR
576 sq.ft. (53.5 sq.m.) approx.



TOTAL FLOOR AREA : 1755 sq.ft. (163.0 sq.m.) approx.
Measurements are approximate. Not to scale. Illustrative purposes only
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