

# HUNTERS®

## EXCLUSIVE

**Pennygate Micklefield Lane, Rawdon, Leeds, Yorkshire, LS19 6BA**  
**Offers In The Region Of £800,000**  
**Property Images**

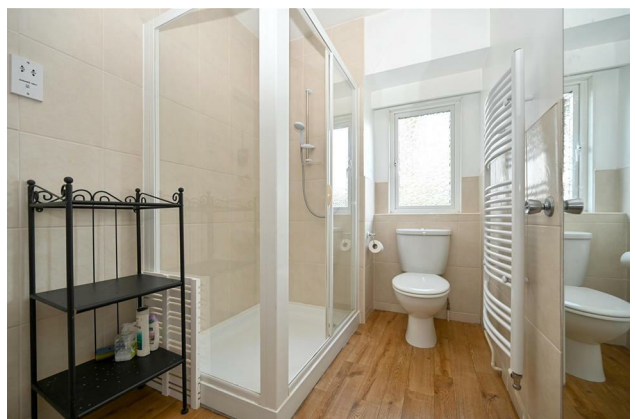




# HUNTERS<sup>®</sup>

## EXCLUSIVE

### Property Images





# HUNTERS®

## EXCLUSIVE

### Property Images




# HUNTERS®

## EXCLUSIVE



### EPC

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		<b>82</b>
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>	<b>67</b>	
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC 

### Map



### Details

Type: House - Detached    Beds: 5    Bathrooms: 4    Receptions: 3  
Tenure: Freehold

This exceptional detached residence, Pennygate, presents a rare and exciting opportunity to acquire a one-of-a-kind home steeped in history. Originally built around 1770 as a farmhouse, this stunning property has been meticulously maintained and tastefully updated to retain its charming period features while offering all the modern comforts one would expect from a luxury home. The property is nestled in the highly sought-after village of Rawdon, offering an enviable blend of rural tranquility and urban convenience.

As you approach the property, you'll find it set back from the road, discreetly screened and sitting in a slightly elevated position. This location affords Pennygate panoramic, far-reaching views toward the picturesque Baildon Moor, a truly captivating backdrop for daily living. The residence enjoys beautifully tended gardens that enhance the sense of privacy and seclusion. A private driveway provides ample parking for up to three vehicles, ensuring that practicality matches the home's undeniable aesthetic appeal.

The interior of the home is equally impressive, with substantial and well-proportioned accommodation that effortlessly blends elegance with comfort. Stepping inside, you are greeted by three large, graceful reception rooms, each exuding charm and character. These spaces are ideal for both relaxed family gatherings and more formal entertaining. The heart of the home is the breakfast/dining kitchen, a spacious and inviting area that perfectly caters to modern living while retaining a warm, welcoming atmosphere. Adjacent to the kitchen, you'll find a useful utility/laundry room and a guest WC, adding to the home's functional appeal. For those with fitness in mind, there is a dedicated gym, and an integral garage offers additional convenience.

Descending to the lower ground floor, you will discover a versatile play/cinema room, providing an excellent space for leisure and entertainment. This area of the house is perfect for cozy movie nights or as a playroom that can keep the younger members of the family happily occupied.

On the first floor, the sense of space and luxury continues with five generously sized double bedrooms. Each room is thoughtfully designed, offering comfort and tranquility. The master suite and several other bedrooms benefit from ensuite bathrooms, while additional family bathrooms ensure that the needs of a large household are effortlessly met.

Beyond the home itself, the location is second to none. Rawdon is a charming and well-regarded village, known for its friendly community and excellent amenities. Residents enjoy easy access to a variety of local shops, public houses, and restaurants, as well as highly regarded schools, making it an ideal place for families. For outdoor enthusiasts, the nearby Rawdon Billing provides beautiful scenery and ample space for walking and enjoying nature. Commuting is made simple with major roads and new train stations close at hand, while Leeds Bradford International Airport is just a short drive away, perfect for those who need to travel further afield.

## Features

• DATES BACK TO CIRCA 1770 • ONE OF THE GRANDEST HOUSES IN RAWDON • THE PERFECT FAMILY HOME • VAULTED WINE CELLAR • HUNTERS 360 TOUR • PERIOD FEATURES THROUGHOUT • CLOSE TO LOCAL SCHOOLS, AMENITIES AND TRAIN STATION • INTEGRAL GARAGE, LAUNDRY ROOM, GYM AND CINEMA • NO ONWARD CHAIN / APPROX 3500 SQ FEET • EXTENSIVE GROUNDS, GARDENS AND PARKING