

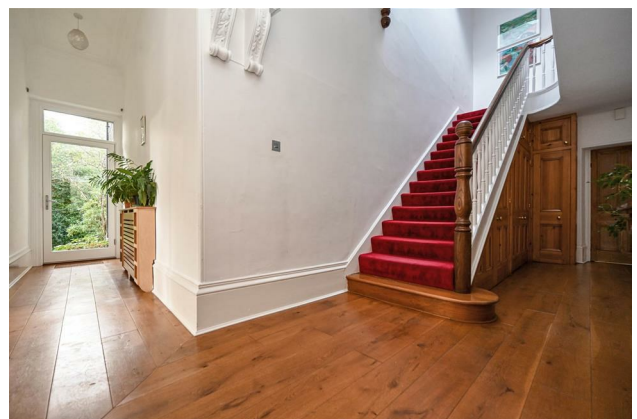
# HUNTERS®

## EXCLUSIVE

**3 Well Royd Knott Lane, Rawdon, Leeds, LS19 6JW**

**Asking Price £575,000**

**Property Images**



# HUNTERS<sup>®</sup>

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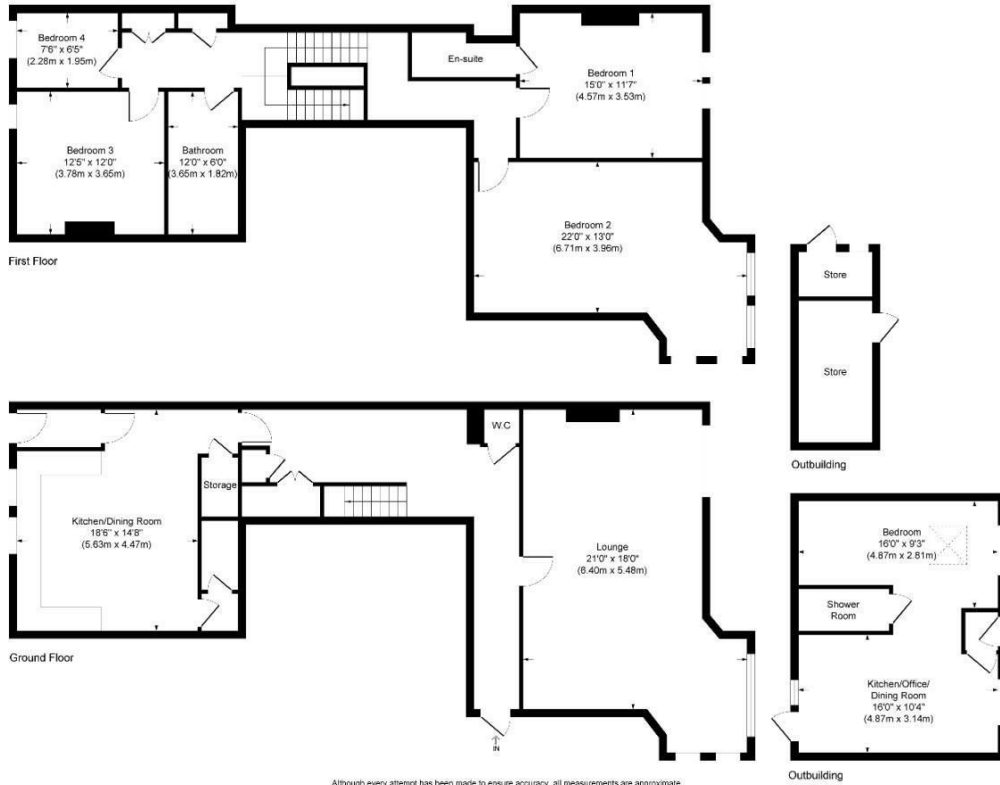
### Property Images



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Approximate Gross Internal Area  
2343 sq ft - 218 sq m

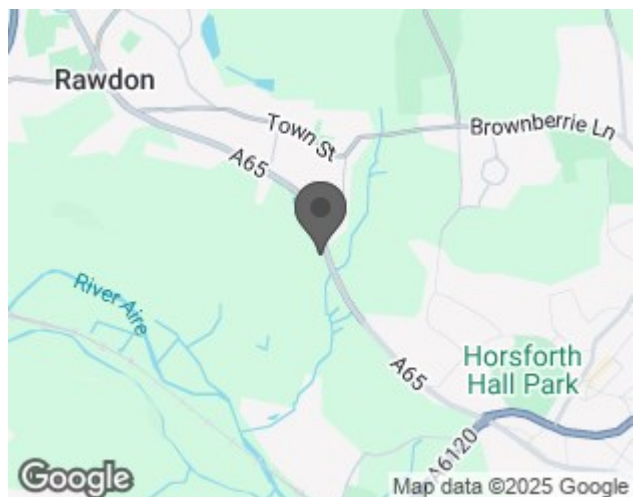


Although every attempt has been made to ensure accuracy, all measurements are approximate. This floorplan is for illustrative purposes only and not to scale. Measured in accordance with RICS Standards.

## EPC

| Energy Efficiency Rating                    |         |           |
|---------------------------------------------|---------|-----------|
|                                             | Current | Potential |
| Very energy efficient - lower running costs |         |           |
| (92 plus) <b>A</b>                          |         | 92        |
| (81-91) <b>B</b>                            |         |           |
| (69-80) <b>C</b>                            |         |           |
| (55-68) <b>D</b>                            | 58      |           |
| (39-54) <b>E</b>                            |         |           |
| (21-38) <b>F</b>                            |         |           |
| (1-20) <b>G</b>                             |         |           |
| Not energy efficient - higher running costs |         |           |
| England & Wales                             |         |           |
| EU Directive 2002/91/EC                     |         |           |

## Map



## Details

Type: Character Property Beds: 4 Bathrooms: 2 Receptions: 2  
Tenure: Freehold

This stunning family home, originally constructed in the 1860s, offers a unique blend of historical charm and modern living. Built by a local industrialist in the Italianate style, the property is a significant part of a larger estate and boasts a wealth of period features that have been carefully preserved. From the moment you step inside, the character of the home is palpable, with its high ceilings, elegant proportions, and traditional details providing a warm and inviting atmosphere.

The property is located at the end of Knott Lane, offering a peaceful and semi-rural lifestyle while still being conveniently close to local amenities in Horsforth and Rawdon. With access to excellent public and private schools, along with well-connected transport links including road, rail, and proximity to the airport, this home is ideal for families who want both tranquility and convenience.

Inside, the home offers a spacious and thoughtfully designed layout that caters to modern family life. The ground floor features a large and welcoming dining kitchen, which serves as the heart of the home. This room is perfect for everyday family meals and social gatherings alike, with its bespoke design, recent oak additions, and ample natural light flooding in from dual aspect windows. The kitchen has been finished with slate flooring and features a charming fitted bench, along with extensive storage, making it both practical and stylish. For added convenience, there is a guest WC and access to a small cellar, which provides additional storage space.

The kitchen is a beautiful formal lounge that exudes elegance and comfort. With its dual aspect floor-to-ceiling windows and high ceilings, this room is bright and airy, offering breathtaking views of the surrounding grounds. The characterful features are complemented by a stylish limestone fireplace, which houses a multi-fuel cast iron stove – perfect for cozying up on colder evenings.

Upstairs, the accommodation is equally impressive. The principal bedroom is a spacious and serene retreat, complete with ensuite facilities and large arched windows that offer lovely views of the gardens. There are three additional bedrooms, all thoughtfully designed to cater to the needs of a family. The second bedroom is particularly generous in size and enjoys plenty of natural light and stunning views. The third bedroom is a generously sized double with tranquil views into the woods. The fourth bedroom, while smaller, would make an ideal nursery, home office, or child's room. A modern four-piece house bathroom serves the other bedrooms, featuring a luxurious freestanding bath and a large walk-in shower.

Beyond the main house, the property offers a self-contained guest annex or home office suite, adding further flexibility to the living arrangements. This detached stone building is perfect for anyone needing a private workspace or for accommodating guests. It includes its own kitchen, shower room, and generous living space, all filled with natural light thanks to large windows and Velux skylights. The annex is accessed from both the courtyard and the rear gardens, offering privacy and independence from the main residence.

Outside, the property is surrounded by approximately 1.5 acres of shared grounds, which back onto open fields. The large lawns, terraces, and woodland areas provide plenty of space for children to explore and play, creating a real adventure playground right on your doorstep. Whether you're enjoying a quiet moment in one of the garden's tranquil spots or watching the children roam freely, the outdoor space is truly a haven.

Parking is provided in a cobbled courtyard, which offers space for a couple of cars. There is also a useful stone store for additional storage. The home's location at the edge of Knott Lane ensures privacy and seclusion, yet you're never far from local amenities, shops, and restaurants in the nearby villages of Horsforth and Rawdon. Both villages offer a good selection of schools, catering to all age groups, and have excellent reputations for academic achievement.

For those who need to commute, the property is well-positioned for access to both Leeds and Bradford city centers, with train stations in Horsforth and Guiseley offering regular services. Leeds Bradford International Airport is just a short drive away, making this home perfect for frequent travelers. In addition to its excellent transport links, the property is surrounded by beautiful countryside, with scenic walks and woodland paths just steps away from the front door.

This exceptional family home combines period charm with modern convenience and offers a rare opportunity to live in such a stunning, semi-rural location. With its spacious accommodation, large grounds, and versatile annex, this property is truly one of a kind. Early viewing is highly recommended to appreciate everything this remarkable home has to offer.

## Features

• CHARACTER PROPERTY WITH PERIOD FEATURES THROUGHOUT • EXTENSIVE PRIVATE AND SHARED GROUNDS EXTENDING TO AROUND 1.5 ACRES • MINUTES FROM LOCAL SCHOOLS, AMENITIES AND WOODLAND WALKS • RESTRICTIVE COVENANT - NO DOGS ALLOWED • SELF CONTAINED ANNEX • PRESTIGIOUS AND SOUGHT AFTER LOCATION • NO ONWARD CHAIN • DATING BACK TO AROUND 1860 • GOOD TRANSPORT LINKS • USEFUL OUTHOUSE AND CELLAR