

CHERRYBANK

RAWDON

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A HOME WITH HISTORY

Built in 1860, Cherrybank wears its history well. Exposed stone, substantial timbers, fireplaces and tall ceilings were among the features that first caught its owners' attention. Four years on, it has become very much a family home.

The location mattered too. There are good primary schools and nurseries nearby, straightforward bus and train connections into Leeds and a local pub and café close at hand. Micklefield Park is nearby too, now a favourite destination for walks with their little boy.

Cherrybank has four bedrooms, two bathrooms and two reception rooms, with a private garden wrapping around the front and side. To the rear, a cobbled driveway provides off-street parking, something of a rarity among the period homes around Little London and this part of Rawdon. The rear entrance forms the practical arrival point for day-to-day family life.



WHERE LIFE COMES TOGETHER



The rear entrance opens into a dedicated utility and boot room, a practical arrangement for muddy shoes, coats and everything that comes with family life. Grey Shaker-style cabinetry is topped with hardwood worktops, with space for a washing machine and useful storage.

Painted vertical panelling and a sash-style window add character, while a sliding door neatly conceals the ground-floor WC.

Character continues into the kitchen, where grey Shaker cabinetry and hardwood worktops sit against white-painted exposed stone walls. A substantial timber beam crosses the ceiling and a large white Belfast sink sits beneath the window.

A black Rangemaster sits beneath a painted overmantel, with further cabinetry providing plenty of storage and space for an American-style fridge freezer. Pale grey porcelain tiles continue through from the utility room.

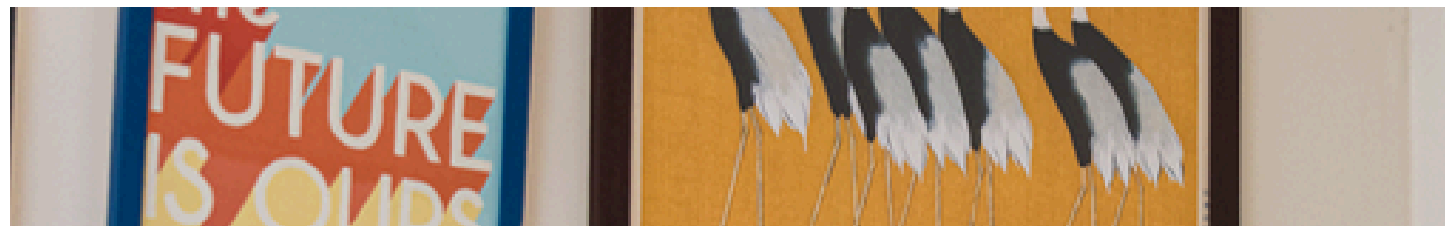
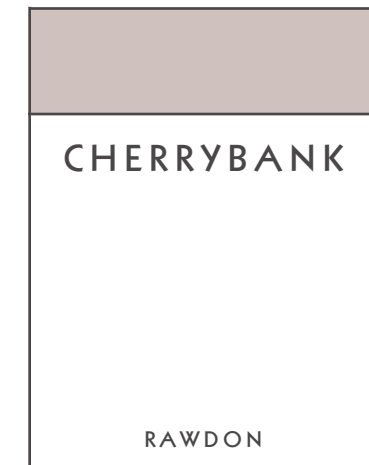
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At the heart of the kitchen is a substantial stone fireplace housing a double-sided log burner, shared with the adjoining dining room.

The dining room is particularly impressive, with a vaulted ceiling rising above exposed beams and roof trusses. Its generous proportions leave plenty of room for a large dining table, while three sets of French doors open directly onto the garden and terrace.

In summer, those doors can stand open and connect the room with the garden. Come winter, the log burner changes the mood entirely, with the fire visible from both the kitchen and dining room.





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"We spend so many evenings in here with the log burner on. It's such a cosy room in winter and we've always loved the beams, stone fireplace and all the character it has."

CHARACTER AT ITS HEART

If the dining room is about space and height, the living room has a cosier feel. Wide timber floorboards sit beneath substantial exposed beams, with sage green panelling around the walls and a log burner set into the large stone fireplace.

Bespoke corner cabinetry provides glazed display cupboards with storage below. Two windows look towards the garden, while the generous proportions allow the room to feel comfortable without losing its sense of intimacy.

The main staircase rises directly from the room, with a painted timber balustrade and panelling continuing beneath.

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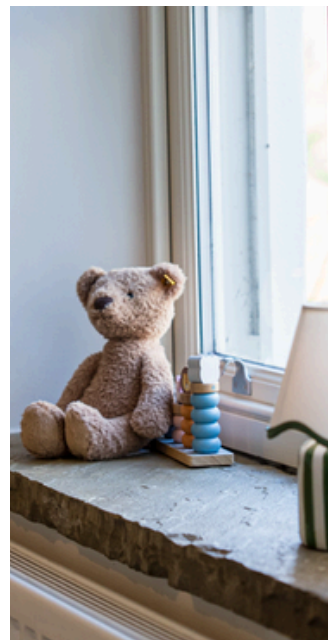
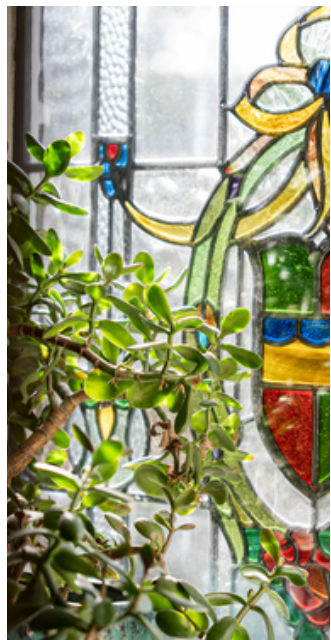
BENEATH THE BEAMS

Exposed beams and roof trusses follow the vaulted ceiling of the principal suite, giving the room impressive height. A wide window looks towards the front, while a full-width panelled wall in a soft grey-green sits behind the bed.

Timber skirtings and a solid internal door continue the character detailing. The en-suite has a shower with stone-effect tiling, a countertop basin, grey vanity cabinetry with a hardwood worktop, wall-mounted taps and a WC.



"We loved this room as soon as we saw it. The vaulted ceiling and beams give it so much character, but it's also a really peaceful room to wake up in."



ROOM TO GROW

Three further bedrooms provide flexibility for family life. Two are generous doubles, while the fourth is currently used as a home office with fitted floor-to-ceiling storage.

One of the double bedrooms has a wide front-facing window and space for a full range of bedroom furniture. Another has decorative square wall panelling and a rear-facing window.

The house bathroom combines white metro tiles with timber and natural stone. A bath with traditional-style fittings sits alongside a countertop basin on a substantial timber vanity shelf and a WC, with a large mirror framed in reclaimed-style timber and natural stone flooring beneath.

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BEHIND THE STONE WALLS

"We love walking to the park with our little boy and then coming back here. In summer we have the French doors open most of the time, so the dining room and garden just become one space."

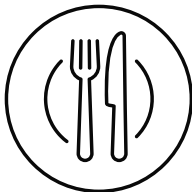
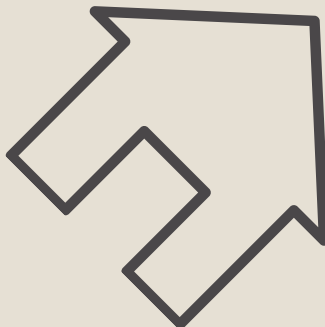


Cherrybank's garden sits principally to the front, enclosed by traditional stone walls with established planting providing privacy around its boundaries.

A stone flagged terrace runs alongside the home, with three sets of French doors opening directly from the dining room. Beyond the terrace is a generous lawn framed by mature trees, shrubs and planting.

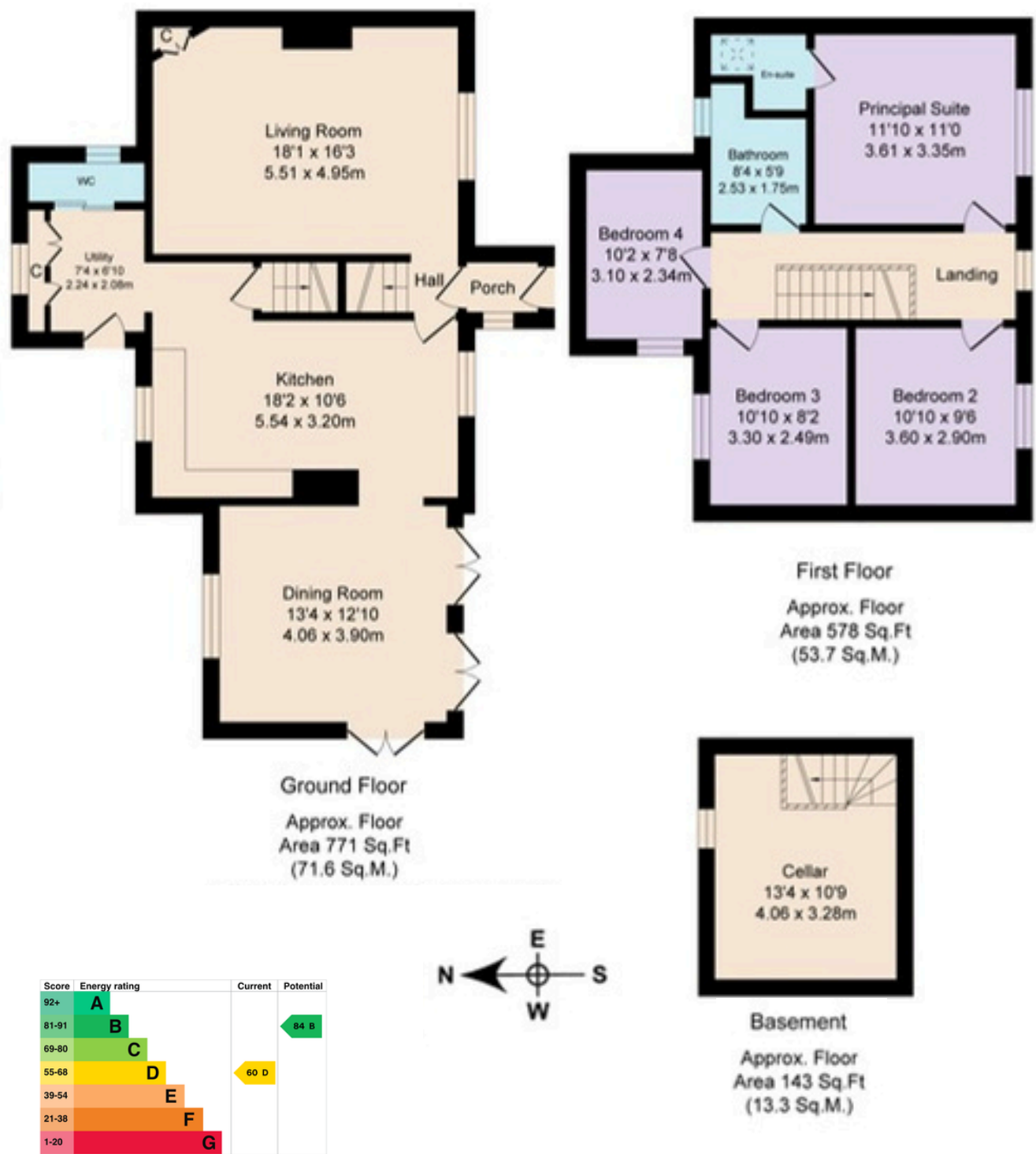
A further seating area provides another place to spend time outside, while the garden continues around the side of the home. Gated pedestrian access completes the setting.



ASK THE OWNERS			RAWDON CHERRYBANK		RAWDON CHERRYBANK	 	WHERE TO GO WHEN...	
	 Train station? Apperley Bridge rail station can be walked to in 20 mins.  A walk? There's a nice walk along the old railway line towards Guiseley  Pub? The Princess (2 min walk) Stansfield Arms (20 min walk)  Pint of milk? We have a milkman!  Takeaway? Jubo Raj Indian; Rivoli Pizza and Family Fortunes Chinese - all do deliveries  Chemist? Boots (8 min walk)  POI? Micklefield Park - few minutes walk away, good for dogs, children etc  Gym? Nuffield Health (10 min drive)  School? Rawdon Littlemoor Primary (8 min walk) Benton Park (12 min walk) Brontë House & Woodhouse Grove both Independent (12 min walk)  Meal out? Day time - 2 Sardi (Italian), Browns Green (veggie) Evening - Princess pub, Turkuaz (Med/Turkish)						CHERRYBANK RAWDON	
CHERRYBANK RAWDON								
			CHERRYBANK RAWDON				CHERRYBANK RAWDON	TO YOUR NEW HOME GO 

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Total Approx. Floor Area 1492 Sq.ft. (138.6 Sq.M.)



FINER DETAILS

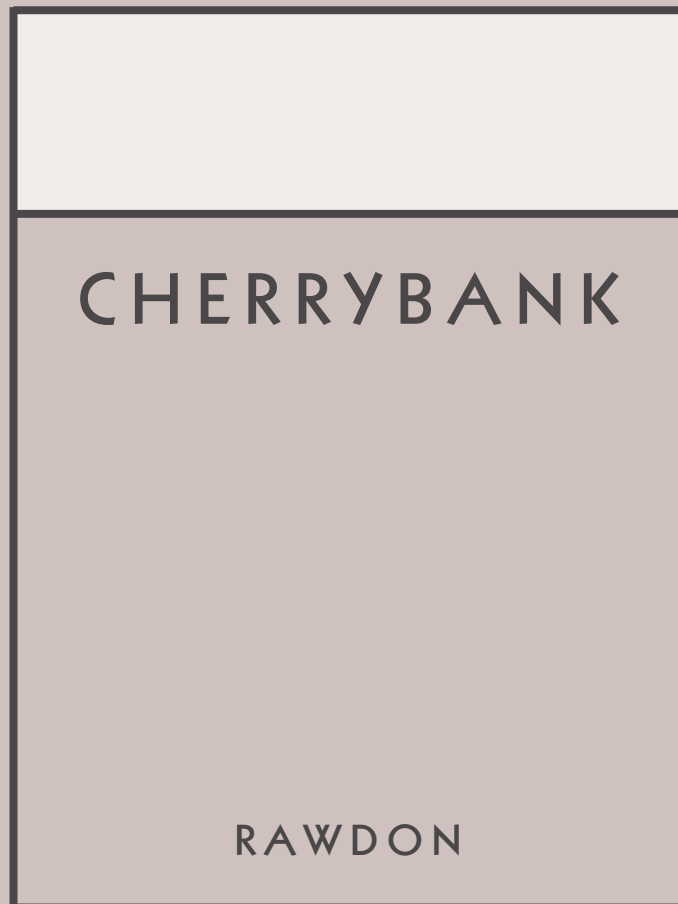
- Beautifully renovated period home
- 4 bedrooms
- 2 bathrooms & downstairs WC
- 2 reception rooms
- Charming front garden & patio
- Useful vaulted cellar
- Cobbled rear driveway & off street parking for 2 cars
- Sought after Little London, Rawdon location
- Excellent road, rail & airport connections

Four years after moving in, the things the owners first loved about Cherrybank are still the things they love today: its age, its character and its setting. Now, with a little boy in tow, the park, garden and space they have here have taken on even more importance.

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WHAT3WORDS: ///land.pardon.echo



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Mr & Mr Child
Quintessentially Different