



Oak Cottage
RAWDON



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Set along a peaceful stretch of Layton Avenue, Oak Cottage sits comfortably within one of Rawdon's most established and desirable neighbourhoods. A gated driveway to the front creates a quiet sense of arrival, framed by a mature oak tree that gives the home its name.



A Life Well Lived in Rawdon

Owned and thoughtfully improved over the past 23 years, this four bedroom converted dormer bungalow has evolved naturally over time. It is a home that feels easy to live in, where each space has been shaped with care and a clear understanding of everyday life.

The entrance offers a warm welcome, with tiled flooring underfoot adding a subtle sense of character. It sets the tone for what follows, a home that balances comfort with thoughtful design.





Where Light Gathers and Evenings Linger

The living space feels calm and settled. Dark painted walls bring depth and warmth, softened by light filtering through plantation shutters. A small reading nook sits quietly to one side, offering a natural place to pause with a book or simply enjoy a slower moment.

A gas fireplace with an oak surround, slate grey tiled hearth, and back panel sits at the heart of the room, adding warmth and a natural focal point. The space opens easily into the kitchen beyond, allowing everything to feel connected without losing its sense of comfort.



An Open Kitchen Made for Living

The kitchen is bright and open, with a vaulted ceiling and skylights drawing in natural light from above. Bi-fold doors open onto the south-facing garden, bringing in more light and allowing inside and out to come together, particularly in the warmer months. Gloss-finished cabinetry and Corian worktops keep the look clean and considered, while the central island forms the heart of the room.



“There’s something about this space that brings everyone together. Whether it’s a quiet morning coffee or a full house at Christmas, it always feels open, bright and full of life.”



Designed for Effortless Living

Integrated appliances, including two Neff ovens, a Neff induction hob, Bosch dishwasher, and two fridge freezers, are neatly built in. A Quooker hot water tap at the sink adds a practical touch that makes everyday use feel effortless.

The utility room sits just off the hallway, with a Belfast sink and granite worktop, offering practical convenience while remaining neatly tucked away.





Flexible Living, Thoughtfully Placed

An inner hallway links this part of the home, creating a natural sense of separation while keeping everything easily connected. It gives structure without interrupting the flow.

Two bedrooms and a bathroom sit just off this space. The first bedroom looks out onto the garden, with plantation shutters framing the view and allowing light to be adjusted throughout the day. Patterned wallpaper adds character, while wooden flooring brings warmth. An original fireplace remains in place, adding a sense of history, even though it is no longer in use.





A Space That Adapts With You

The second bedroom offers real flexibility and is currently used as a study. Light grey painted walls keep the space calm and understated, while wooden flooring adds warmth. It is a room that adapts easily depending on how it is needed.

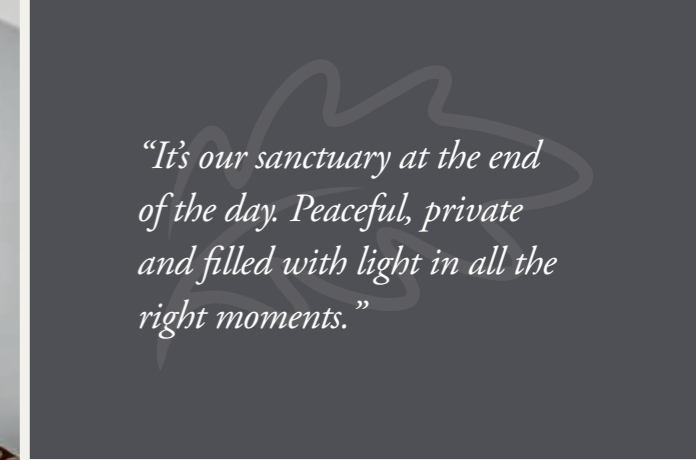
The bathroom has been finished with a more contemporary feel. Dark tiling gives it depth, balanced by light from above through a skylight. It includes a shower, sink, and WC, creating a space that feels practical and well considered.



A Quiet Sanctuary Above

The principal bedroom sits within the dormer, with windows to both the front and rear bringing in light throughout the day. It feels comfortable and well balanced, a space that is easy to settle into.

The colour palette is light, with patterned wallpaper adding a gentle sense of character. Neutral carpet underfoot softens the room, giving it a calm and inviting feel.



“It’s our sanctuary at the end of the day. Peaceful, private and filled with light in all the right moments.”





Restful Rooms and a Considered Layout

From the landing, a further bedroom and bathroom sit alongside the principal bedroom, creating a layout that feels both practical and easy to live with.

The additional bedroom is generous and versatile, with its L-shaped layout and fitted storage offering flexibility for a range of uses. Dual-aspect windows allow natural light to flow in from both sides, offering views of the garden and towards the Billing, creating a bright and airy feel throughout.

The landing has been thoughtfully used, with a Velux window overlooking the garden bringing in soft natural light. It's the perfect space for a desk or a quiet spot to sit and read.

The bathroom has been newly finished, with marble-effect tiling and warm tones giving it a calm and cohesive feel. It includes a bath with shower over, WC, and a vanity unit with sink, creating a space that feels both practical and comfortable.



Sunlit Afternoons and Garden Calm

The garden extends the living space with ease. South-facing and enclosed by mature hedging, it enjoys sunlight throughout the day while maintaining a strong sense of privacy.

A paved terrace sits directly beyond the kitchen, naturally becoming a place for outdoor dining or a morning coffee. It catches the sun early, making it a warm and inviting place to sit and unwind. A few gentle steps lead down to a generous artificial lawn, framed by raised planting beds that bring colour and structure through the seasons.



“We’ve spent so many afternoons out here, whether it’s tending to the plants or simply sitting with a glass of wine. It feels completely private, like our own little world.”





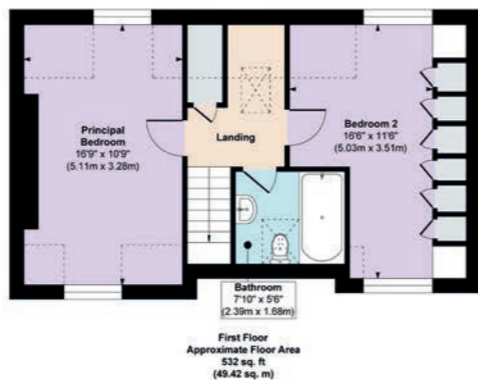
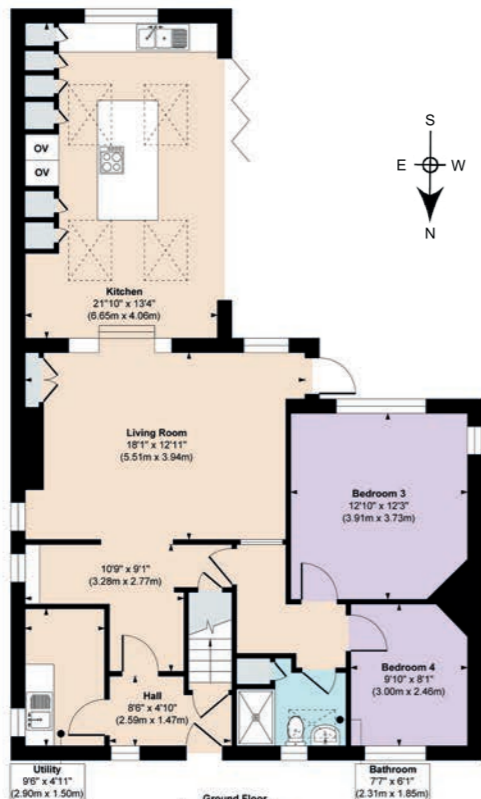
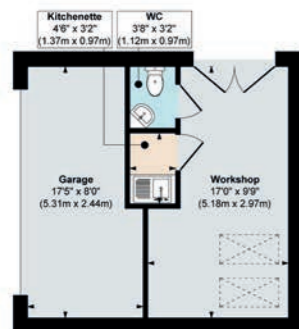
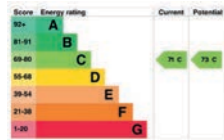
A Space of It's Own

The converted garage now serves as a studio or home office, complete with its own kitchenette. It offers a separate and flexible space away from the main home, ideal for work, hobbies, or creative use.

The front section has been retained for storage, providing useful space for everyday items or equipment. For those who may prefer, the layout could be adapted to return the building to a double garage with relative ease.

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Approx. Gross Internal Floor Area 1937 sq. ft / 179.94 sq. m (Including Outbuilding)

Illustration for identification purposes only, measurements are approximate, not to scale.

FINER DETAILS

- Detached dormer bungalow
- 4 bedrooms (2 ground floor)
- 2 bathrooms (1 ground floor)
- Open-plan kitchen living diner with bi-folds
- Private south-west facing garden
- Garage conversion to flexible home office, studio or workshop & store
- Would suit multi-generational living
- Great transport links
- Highly sought-after location
- All mains services

ASK THE OWNERS SECTION

WHERE DO YOU GO WHEN YOU NEED...



MILK:
Londis
(5 min walk)



GYM:
Trinity and All Saint Gym (10 min walk);
Pure Gym Guiseley (10 min drive)



WALK:
The Billing (2 min walk);
The canal (5 min drive)



CHEMIST:
Boots Chemist
(5 min drive)



PUB:
The Emmott Arms (5 min walk); The
Queens (5 min drive); The Stansfield
Arms (10 min drive)



PLACES TO EAT:
Forde & Bavette are
both 5 min drive



TAKEAWAYS:
Jubo Raj Indian; Rivoli Pizza and Family
Fortunes Chinese - all do deliveries



LOCAL SCHOOLS:
Rawdon St Peters (5 min walk); West End School
(5 min drive) both are Ofsted Good, Horsforth High
School (Good) & Benton Park are both a 5 min drive



POI:
Rawdon Micklefield park and
Horsforth Hall park are both lovely



PUBLIC TRANSPORT:
Bus: services run regularly into Leeds (2 min
walk); Train: Horsforth station is 5 min drive
and goes into Leeds & Harrogate



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Oak Cottage, Layton Avenue, Rawdon, Leeds LS19 6QQ

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To view Oak Cottage
Call: 0113 460 1827 | WhatsApp: 07398 748511 | Email: hello@mrandmrchild.com