





20 LAYTON LANE

LEEDS, LS19 6RG

£1,999,500

FREEHOLD

An impressive home that delivers on every level, with stunning greenery views, a true sense of arrival, high-spec finishes and a detached cottage to match. This could be your perfect next home.

MONROE

SELLERS OF THE FINEST HOMES

20 LAYTON LANE

• CHAIN FREE • Large outdoor terrace for seamless indoor/outdoor living • An exceptional circa 5,000 sq. ft. turnkey residence, comprehensively renovated to an impeccable standard throughout. • Impressive home set in approximately 1.55 Acres • Exceptional primary suite with dressing room and a luxury bathroom • Driveway to the property with a turning circle • Large garden with development potential (STPP) • Integrated garage • Versatialile separate wing for guests, workspace • Detached 2 bedroom cottage with additional income potential





Beck House is a remarkable residence of scale, presence and versatility. The approach is immediately striking; a sweeping driveway leads to a generous turning circle and forecourt, creating a superb sense of arrival.

Internally, the house has been meticulously renovated by the current owners to an exacting standard, perfectly balancing character features with a contemporary, design-led finish. The ground floor offers a series of elegant and highly adaptable reception spaces. At its heart is a stunning bespoke dining kitchen, designed for both everyday living and entertaining, featuring a central island, quartz worktops, premium appliances and seamless access to the outdoor terrace. A formal lounge with multi-fuel stove provides a more intimate retreat, while three further reception rooms offer excellent flexibility for family living, work or leisure. Practicalities are well considered, with a utility room, boiler room and a downstairs guest WC/cloakroom.

The accommodation across the upper floors is equally impressive. The first floor hosts a collection of beautifully proportioned dual- aspect double bedrooms alongside a luxurious house bathroom. A separate wing provides further versatility, ideal for guest accommodation, independent living or workspace. The second floor is dedicated to an outstanding principal suite; an expansive, light-filled sanctuary with vaulted ceilings, exposed beams, a dressing room, walk-in wardrobe and a substantial, spa-like bathroom.

Positioned within the grounds, the detached two-bedroom cottage is a significant asset. Fully self-contained and finished in a stylish, modern design, the cottage comprises a well-equipped dining kitchen, living area, WC, bathroom and two double bedrooms. This space offers superb flexibility, whether for guests, a teenager's retreat or as an income-generating opportunity.

Externally, the grounds are a defining feature of the property. Accessed via a lengthy private driveway (with a conduit in place for electric gates), the property sits within approximately 1.55 acres of well-maintained gardens. A large turning circle and parking forecourt lead to the integral garage with electric roller door. The grounds offer a high degree of privacy, breathtaking valley views and extensive level lawns, formerly home to a tennis court. They also present exciting potential for further development, such as a leisure suite or swimming pool, subject to the necessary consents. A large tiered deck, accessed from the main living areas, provides the perfect setting for outdoor entertaining.

Located in the highly regarded village of Rawdon, the property enjoys a perfect balance of rural tranquillity and excellent connectivity. Nearby rail stations and Leeds Bradford Airport make commuting straightforward, while a range of local amenities, reputable schools and scenic walks are all within easy reach.

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REASONS TO BUY
- Breathtaking greenery views
- Impressive home set in approx. 1.55 acres
- Private driveway with a turning circle and impressive approach
- Fully renovated to a high specification and standard
- Large terrace just off the main living areas
- Exceptional top-floor principal suite with dressing room & luxury bathroom
- Detached 2 bedroom cottage with additional income potential
- Chain free
- Balcony overlooking the grounds
- Ample parking
- Large gardens with development potential (STPP) and integral garage

ENVIRONS

Rawdon is a village rich in heritage and beauty. With local shopping facilities, inviting cafes, and cozy pubs easily accessible, it makes daily life a breeze. The esteemed private schools Woodhouse Grove and Bronte House are merely a short drive away. Micklefield and Horsforth Parks, as well as Horsforth and Rawdon Golf Club and Lawn Tennis Club, are within walking distance. The nearby villages of Horsforth and Guiseley are also close at hand. Commuters will appreciate the property's proximity to the Leeds/Bradford area, the national motorway network, and Leeds/Bradford Airport. For those who prefer public transport, train stations in Horsforth or Apperley Bridge are readily available.

SERVICES

We are advised that the property has mains gas, water and electricity.

LOCAL AUTHORITY

Leeds City Council

TENURE

We are advised that the property is freehold, and that vacant possession will be granted upon legal completion.

VIEWING ARRANGEMENTS

Strictly through the selling agent Monroe Estate Agents
Viewings by appointments only.

Some images may have been enhanced or include AI-generated elements for illustrative purposes only, while others are standard photographs of the property.

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ADDITIONAL INFORMATION

Local Authority – Leeds City Council

Council Tax – Band G

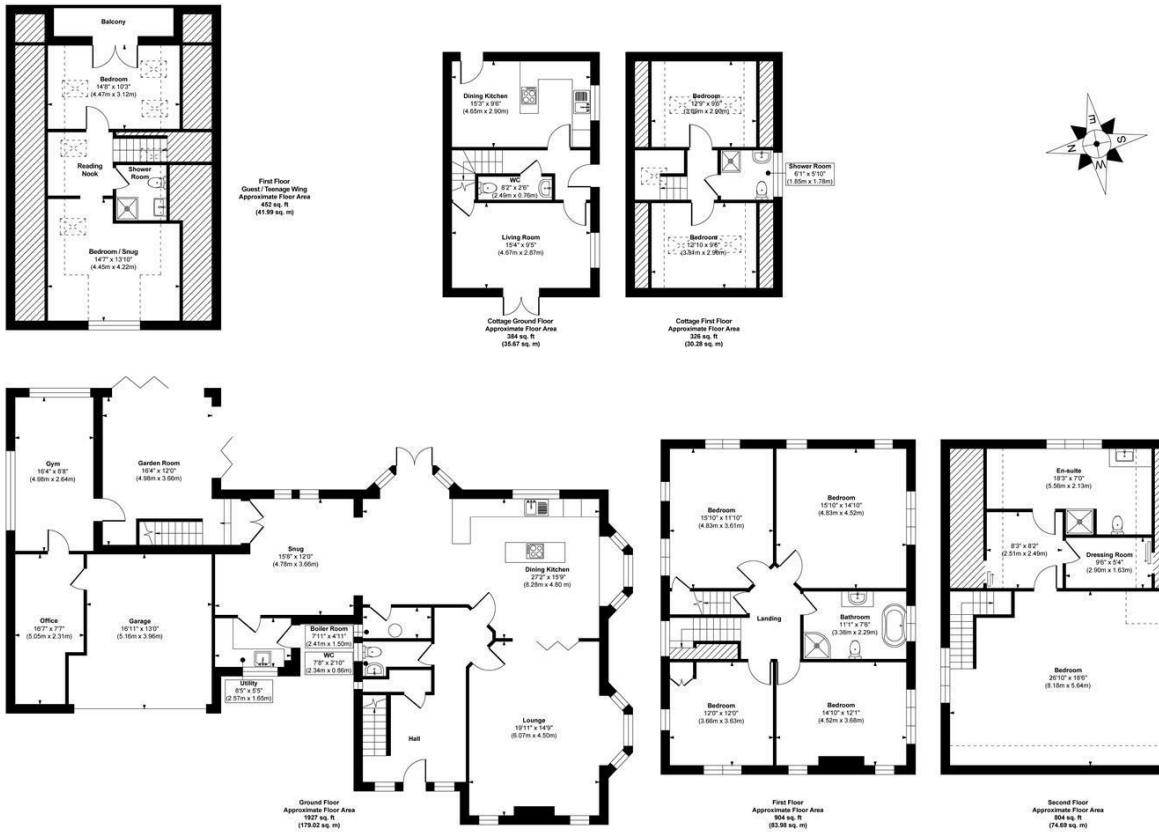
Viewings – By Appointment Only

Floor Area – 4797.00 sq ft

Tenure – Freehold



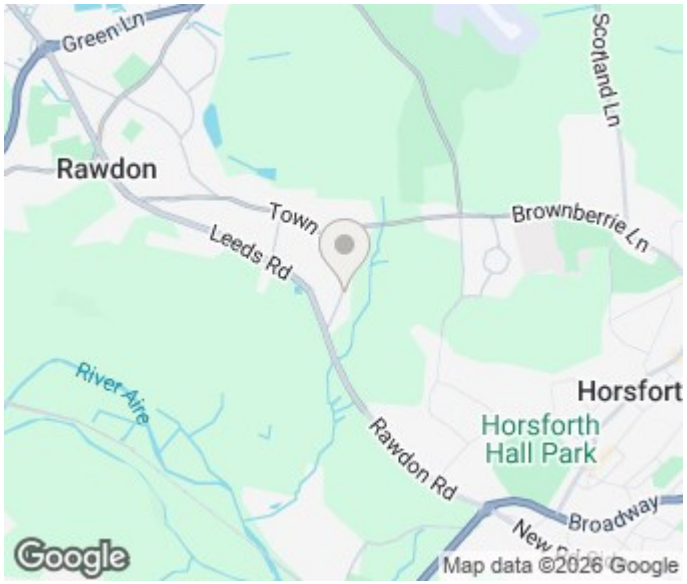


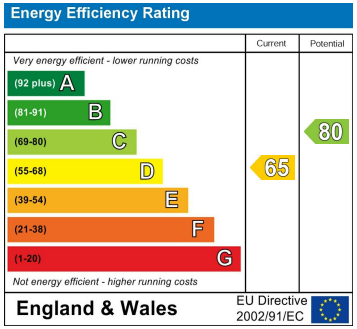


Approx. Gross Internal Floor Area 4797 sq. ft / 445.63 sq. m (Including Garage)

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

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Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers/tenants are advised to recheck the measurements

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