Ornella's Estates

PROUDLY INDEPENDENT



# 7 Stoneycroft

Rawdon, Leeds, LS19 6EW

Price £319,950

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### INTRODUCTION

A CHARMING GRADE II LISTED COTTAGE – FULL OF CHARACTER, WARMTH AND PERIOD FEATURES

Set along the delightful Batter Lane in Rawdon, this beautiful Grade II listed cottage is a truly charming home, brimming with character and offering a wonderful blend of cosy cottage charm and surprisingly spacious accommodation.

From the moment you step through the solid wooden entrance door, you are greeted by a warm and welcoming feel that makes this property instantly special. With lovely country walks close by, including the picturesque Rawdon Billing, and the added benefit of being offered to the market chain free, this is a home that is sure to capture the hearts of those looking for something a little bit different.

The accommodation begins with a welcoming vestibule, leading through to a delightful family lounge, where exposed beams and a wood-burning stove create the perfect cosy setting for relaxing evenings.

Moving through the property, you will find a characterful dining kitchen, featuring beautiful exposed stone flooring and stone walls, adding to the cottage's traditional charm. This is a lovely space for everyday dining and entertaining, with access leading directly out to the rear garden.

To the first floor are two well-proportioned bedrooms, together with a house bathroom, thoughtfully styled to complement the character and charm of the property.

A particularly appealing feature is the staircase leading from the second bedroom up to a versatile attic room. Whether you are looking for a home office, hobby room, occasional guest space or simply somewhere to escape and unwind, this additional space offers plenty of possibilities.

Externally, the property continues to impress. To the front is a delightful cottage garden, providing a lovely first impression, whilst to the rear is an enclosed garden offering a wonderful place to relax and enjoy the outdoors. With a patio seating area, raised flowerbeds and established shrubbery, it is easy to imagine enjoying a morning coffee or relaxing on a summer's evening in this lovely setting.

A cottage full of warmth, charm and individuality, offering a wonderful opportunity to enjoy characterful living in a lovely Rawdon location. Early viewing is highly recommended to fully appreciate all that this delightful home has to offer.

### WHAT OUR VENDORS SAY

### LOCATION

Rawdon is a charming and well-connected village on the edge of Leeds, blending a friendly community atmosphere with beautiful surroundings. Families are well served by local education options such as Rawdon Littlemoor Primary School, Rawdon St Peter's C of E Primary School, and Benton Park School, along with nearby independent settings like Brontë House School, plus a range of welcoming pre-schools that support early development. The village centre offers a delightful mix of independent shops, cosy cafés, traditional bakeries, and inviting restaurants, giving Rawdon a warm, local feel where people enjoy gathering and supporting small businesses. Overlooking it all is the much-loved Rawdon Billing, a scenic high point perfect for walks and panoramic views, while the proximity of Leeds Bradford Airport adds a sense of connection and convenience for travel. Altogether, Rawdon offers a wonderful balance of community, countryside, and accessibility.

### HOW TO FIND THE PROPERTY

SAT NAV LS19 6EW

### APPROACH

Batter Lane in Rawdon has so many different types of properties. However, there are some little gems. As you approach Stoneycroft, this pretty grade II listed property has a few little surprises.

### ACCOMMODATION

### ENTRANCE VESTIBULE

Enter via a solid wood door into the vestibule,

### FAMILY LOUNGE

15'2" x 14'11" (4.646 x 4.570)

Immediately as you enter into the lounge, you see how charming and characterful it is. Comprising windows to the front elevation. Wood burning stove. Double radiator. Beams. Inset spotlights. TV point. Door leading to:

### FAMILY DINING KITCHEN

11'6" x 11'7" (3.506 x 3.535)

Again in keeping with this lovely home and oozing character

throughout, this country family dining kitchen comprising windows and door to the rear elevation overlooking the garden. Stone flooring. Exposed stone walls. A wide range of wall and base units with wood worktops. Stainless steel sink. Points for fridge freezer. Integral electric cooker and hob, Beams.
Pantry/Utility
Points for washer. Valliant Boiler.

## FIRST FLOOR

### LANDING AREA
With exposed stone walls. Window to the rear elevation. Doors leading to:

### BEDROOM.1.
16'6" x 9'5" (5.033 x 2.888)
What a lovely double bedroom. Comprising window to the front elevation. Exposed stone walls and Beams. Radiator.

### BEDROOM.2.
11'0" x 9'7" (3.376 x 2.939)
Another lovely double bedroom comprising windows to the rear elevation overlooking the garden. Beams. Radiator. Steps leading to the attic

### ATTIC/VERSATILE ROOM
This is a great added bonus and can be used for whatever is needed.

### HOUSE BATHROOM
10'8" x 5'6" (3.256 x 1.697)
Comprising window to the rear elevation. Bath with thermostatic shower over. Low level w.c. Wash hand basin. Part tiled walls. Tiled flooring. Extractor fan. Inset spot lights. Radiator.

## OUTSIDE

### FRONT GARDEN
To the front of the property there is a cottage garden.

### REAR GARDEN
The rear is an enclosed garden offering a wonderful place to relax and enjoy the outdoors. With a patio seating area, raised flowerbeds and established shrubbery, it is easy to imagine enjoying a morning coffee or relaxing on a summer's evening in this lovely setting.

### ESTATE AGENCY SERVICES DECLARATION
Ornella's Estates would normally offer all clients, applicants and prospective purchasers a full range of Estate Agents Services, including valuations, sales services, in house mortgage services and solicitors. We would normally be entitled to commission or fees for such services. The reason we do this is so that the transaction runs smooth and causes less stress for all our clients. You have the option to opt out.

### PROPERTY OMBUDSMAN
ORNELLA'S ESTATES IS A MEMBER OF THE PROPERTY OMBUDSMAN SCHEME

### MORTGAGES
DO YOU NEED A MORTGAGE? OUR MORTGAGE ADVISORS CAN SEARCH THE WHOLE OF THE MARKET FOR YOU, MAKING IT EASY AND A ONE STOP SHOP. WE WOUD LOVE TO HELP YOU. IF YOU WOULD LIKE ASSISTANCE WITH YOUR MORTGAGE REQUIREMENTS, PLEASE DO NOT HESITATE TO ASK A MEMBER OF THE TEAM.

### BROCHURE
PLEASE NOTE THAT THE BROCHURE HAS BEEN PREPARED BY ORNELLA'S ESTATES. HOWEVER, THE PROFESSIONAL PHOTOGRAPHY, FLOORPLAN AND EPC HAS BEEN DONE BY A PROFESSIONAL PHOTOGRAPHER ASHLEY KAY OF PROPERTY FLASH.






## Road Map



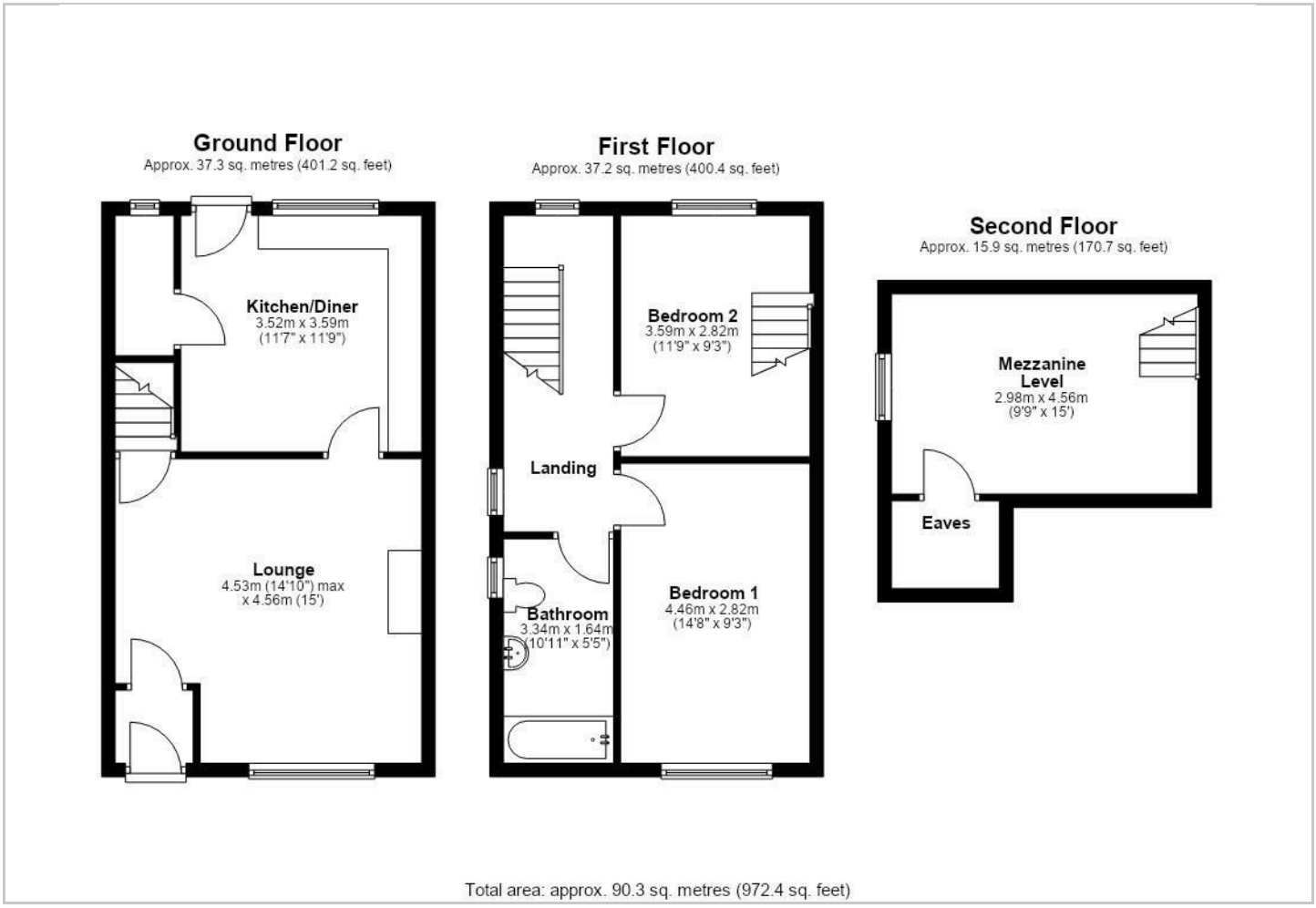

## Hybrid Map




## Terrain Map



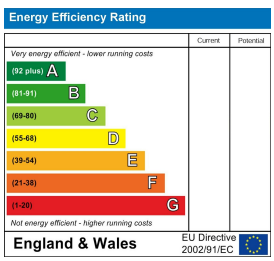

## Floor Plan




## Viewing

Please contact our Ornella's Estates Office
on 01943 661506 if you wish to arrange a viewing appointment for this property or require further information.

## Energy Efficiency Graph




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1A Town Gate, Guiseley, Leeds, West Yorkshire, LS20 9JB
Tel: 01943 661506 Email: info@ornellasestates.com