

# Ornella's Estates

PROUDLY INDEPENDENT



## Pennygate Springwood Road, Leeds, LS19 6BH

**Price £799,950**

A Georgian Dream Home That Captures the Heart

Built around 1770 and nestled in exquisite English country gardens, this truly exceptional Georgian detached home is one of the most spectacular properties we've had the pleasure to bring to market. Full of character, with high ceilings, grand proportions, and breathtaking views, it offers a rare blend of elegance, warmth, and space — inside and out.

From the vast, light-filled hallway to the grand lounge, formal dining room, fabulous dining kitchen, and multiple reception areas — including a versatile wing ideal for a relative or independent living — every corner of this much-loved home tells a story.

Upstairs are five generous bedrooms, Jack & Jill ensembles, a separate ensuite, and a house bathroom — all set around a beautiful split-level landing with countryside views that will stop you in your tracks.

Outside, the immaculate gardens are a private paradise — a sun-drenched haven of flowers, lawns, patios, and peaceful places to sit and take it all in.

This is a home that has been cherished, filled with laughter, family, and unforgettable moments. Now ready for its next chapter, it offers a once-in-a-lifetime opportunity to own something truly special.



## INTRODUCTION

### A Home That Captivates the Heart — A Georgian Masterpiece Steeped in Love and Light

Few homes stir the soul quite like this. Built circa 1770 and nestled within breathtakingly beautiful English country gardens, this substantial and much-loved Georgian detached residence is, in every sense, a dream home — and arguably one of the most spectacular properties we have ever had the privilege to represent.

Set behind a sweeping driveway, the house immediately captures the imagination. Steeped in history and character, it radiates timeless charm, with grand proportions, soaring ceilings, and elegant architectural detail throughout — a true embodiment of classic Georgian grace.

As you step through the front door, you are welcomed into a vast, light-filled entrance hall — an exquisite introduction to what lies beyond. This is a house that flows effortlessly, offering both grandeur and warmth in equal measure.

The ground floor boasts a grand family dining room perfect for entertaining on a large scale, a magnificent formal lounge bathed in natural light, and a stunning fitted dining kitchen where many joyful memories have been made. A separate utility room and boiler room ensure practical living is perfectly catered for, while a further reception room — opens into an additional versatile room, currently being used as a gym and leads to the double integral garage with electronic up-and-over doors, power, light, and a large loft room above. This entire wing of the property offers outstanding potential for a live-in relative or independent space for older children.

Upstairs, a beautiful split-level landing with large windows frames panoramic views of the rolling countryside — a moment to pause and take in the serenity. There are five generous, characterful bedrooms, two connected by stylish Jack & Jill ensembles, another with their own ensuite's, and a luxurious house bathroom. The space, light, and flow throughout this home are nothing short of extraordinary.

Outside, the gardens are simply breathtaking. Immaculately maintained and bursting with life, this glorious English country garden is a haven of peace and privacy — with lush lawns, a charming patio seating area, and an abundance of flowering plants, mature trees, and carefully tended shrubs. Wherever you choose to sit, the views are utterly captivating and the sun seems to follow you around — this garden is a sanctuary, the perfect backdrop for summer soirées, childhood adventures, or

peaceful morning coffees.

The current owners have poured their hearts into this home, creating a place filled with love, laughter, and unforgettable moments — from birthday parties to garden games, to cosy family gatherings and joyous celebrations. It has been the setting for a truly cherished chapter in their lives, and saying goodbye will be a poignant moment.

Now, this exceptional home awaits its next chapter — ready to welcome a new family to grow, to celebrate, and to make it their own forever home.

This is not just a property. It is a rare and precious opportunity. A house that offers not only space, style, and splendour — but heart, history, and a sense of home that is truly beyond compare.

## WHAT OUR VENDORS SAY

We have lived happily in Pennygate for over 17 years. We chose Pennygate for its spaciousness inside and out, which was great for the children to roam around and for entertaining friends and family. Looking back, its fantastic location for schools and transport was especially helpful for our children's many extra-curricular activities. Only about five minutes drive away, the airport has offered us many quick getaways for family holidays. The nearby Apperley Bridge Station is convenient for us to go into the city centre and other cities. We enjoy our friendly neighborhood, which is quiet but often punctuated with bird calls giving a tint of ruralness. We love the unobstructed picturesque panoramic distant views of natural landscapes looking out of our bedrooms, which are really refreshing. The sunsets are especially stunning. Pennygate has tremendous charm and character, warm and welcoming. Our children have now flown the nest and it is time for us to downsize and let another family enjoy Pennygate.

## HISTORY/HOW TO FIND THE PROPERTY

### Origins of Pennygate

The house, known today as Pennygate, was built around 1770 by John Grimshaw of Calverley. A descendant of a local clothier family, Grimshaw established this stately farmhouse using locally quarried stone.

SAT NAV LS19 6BH

## LOCATION

Rawdon is a thriving village in West Yorkshire that beautifully blends serene countryside living with excellent connectivity and community spirit. Families benefit from a full spectrum of educational options on their doorstep—from nurseries like Sherwood Green Nursery Gateway and Little Wellies Day Nursery, to primary schools such as Rawdon St Peter's CE and Rawdon Littlemoor Primary, and reputable secondaries including

Benton Park School. Just a short drive away lies Woodhouse Grove School, encompassing Ashdown Lodge nursery, Brontë House junior, and the senior school with sixth form; and nearby independent Brontë House prep adds even more choice. It is near the school bus routes for The Grammar at Leeds and Bradford Grammar School, which is also just two train stops away from Apperley Bridge Station

Outdoor enthusiasts will love Rawdon's green spaces. Rawdon Billing, the prominent moorland landmark; and Littlemoor Park, ideal for family strolls.

Village life buzzes with friendly cafés and restaurants including Brown's Greens Café & Bar and SIO Coffee & Shakes, alongside charming nearby pubs like The Stone Trough Inn and Princess Hotel

Transport is excellent—Apperley Bridge train station is a mile away on the Leeds–Bradford line, with frequent Northern services, enhanced by adjacent bus links including the Flyer A2/A33,34 routes serving Leeds Bradford Airport.

Regular bus routes also connect Rawdon directly to Leeds, Bradford and Otley

And speaking of the airport, Leeds Bradford International Airport is only around 1.6 miles away, offering domestic and European flights via Jet2., Ryanair, and more making Rawdon a commuter's dream, whether by road, rail, or air

### APPROACH

As you approach this much loved family home, you immediately see how lovely the surrounding area is. Open the front gate, stand back and take in how beautiful this substantial Georgian home is.

### GRAND ENTRANCE HALLWAY 18'0" x 6'4" (5.49 x 1.95)

As you enter you feel that you have entered into a Royal and captivating home and your eyes just wonder everywhere. Comprising a beautiful composite entrance door to the front elevation. Coving to ceiling. Dado rail. Solid oak flooring with underfloor heating. Stairs leading to a split level landing area. Radiator. Doors leading to:

### LOWER GROUND ROOM/CELLAR 15'4" x 11'9" (4.69 x 3.6)

From the entrance hallway there is a door that leads down into a vaulted cellar which has been fully tanked and can be used as whatever is needed. Would make a great playroom. Upvc double glazed window to the front elevation. wood flooring.

### FORMAL FAMILY LOUNGE 16'7" x 17'1" (5.08 x 5.22)

Offering an abundance of stunning natural light with

Upvc double glazed floor to ceiling windows, Upvc double glazed French doors opening up into the garden, wood burning stove with the original ornate mantelpiece. Two radiators. Dado rail. Great for relaxing and enjoying the views and the garden.

### FORMAL FAMILY DINING ROOM 17'1" x 14'8" (5.23 x 4.48)

Great for entertaining extended family and friends. This room has had many family gatherings and memories. You can imagine entertaining all year round especially Christmas. With high ceilings, again offering an abundance of natural light. Upvc double glazed window to the side elevation. Floor to ceiling windows to the front elevation. Window seat. Original fitted cupboards and shelving. Fireplace with the original ornate mantelpiece surround. Solid wood flooring with underfloor heating.

### BEAUTIFULLY FITTED KITCHEN 27'10" x 11'4" (8.49 x 3.46)

A beautifully fitted kitchen with a wide range of wall and base units providing storage. Quartz worksurfaces. Breakfast bar. Integral steam oven, microwave, cooker both gas and electric hob with an extractor fan above. Upvc double glazed windows to the rear elevation. Integral dishwasher and fridge freezer. Upvc double glazed door to the side elevation. Tiled flooring with underfloor heating. Arch leading to:

### DINING AREA 8'8" x 6'11" (2.66 x 2.12)

Just leading off the kitchen this lovely dining area has a table for four perfect for when there are just two couple of tea. Comprising Upvc double glazed window to the rear elevation. Tiled flooring. Radiator.

### UTILITY ROOM 8'2" x 6'3" (2.51 x 1.93)

Always great to have where the washing and the drying is kept separately. Comprising Upvc double glazed window to the rear elevation. Base unit. Stainless steel sink. Tiled flooring. Points for washing machine and dryer. Fitted cupboard for storage and housing the Viessmann Boiler.

### BOILER ROOM

Housing the hot water cylinder and plenty of storage space.

### DOWNSTAIRS W.C. 8'11" x 4'9" (2.73 x 1.46)

Always useful. Comprising Upvc double glazed window to the rear elevation. Low level w.c. Vanity unit with built in wash hand basin. Fitted cupboards. Solid wood flooring. Radiator.

### FAMILY SITTING ROOM 19'8" x 15'1" (6 x 4.6)

As you go towards the other side of the house, you come into the fantastic family sitting room. Again offering an abundance of natural light and comprising Upvc double glazed windows to the front elevation. Upvc double glazed French doors leading into the garden. Fitted cupboard. Beams. Gas fire

with stone surround. TV point. Two radiators. Door leading to:

#### VERSATILE ROOM/GYM 12'4" x 9'6" (3.77 x 2.90)

Again this room can be used for whatever is needed. Comprising Upvc double glazed door to the front elevation. Electric heater. Solid Wood flooring. Door leading to:

#### INTEGRAL DOUBLE GARAGE WITH LOFT 18'5" x 17'5" (5.63 x 5.31)

A fabulous double garage with the added bonus of a loft with pull down ladders. Great for storage. Remote control electronic up and over doors, power and light.

### FIRST FLOOR

#### SPLIT LEVEL LANDING AREA

A beautiful light and airy landing area with Upvc double glazed window to the front elevation boasting fantastic views and overlooking the garden. Fitted wardrobes. Doors leading to:

#### MASTER BEDROOM 17'0" x 14'4" (5.19 x 4.37)

What a fabulous tranquil room. Offering an abundance of natural light and comprising Upvc double glazed windows to the front elevation boasting stunning views. Great for lying in bed and watching the sun set, those great firework displays free of charge. Fitted wardrobes and drawers. Coving to ceiling. Double radiator. Door leading to:

#### JACK AND JILL ENSUITE BATHROOM 10'4" x 11'3" (3.15 x 3.44)

This lovely ensuite can be accessed via the bedroom and the hallway. Comprising Upvc double glazed windows to the rear and side elevations. Low level w.c. Storage room. Bath, shower cubicle. Vanity unit with built in wash hand basin. Towel radiator. Inset spotlights. Part tiled walls. Tiled floors with underfloor heating.

#### BEDROOM.2. 15'11" x 11'4" (4.86 x 3.46)

Another lovely double bedroom offering an abundance of natural light and comprising floor to ceiling Upvc double glazed windows to the front elevation, boasting breath taking views, again great for watching the sun set. Double radiator. Fitted wardrobes. Side dressing table. Door to:

#### JACK AND JILL ENSUITE 8'8" x 5'10" (2.64m x 1.78m)

Another great Jack and Jill Ensuite that can also be accessed via Bedroom.4. Comprising shower cubicle, low level w.c. wash hand basin. Part tiled walls. Towel rail radiator. Extractor fan.

#### BEDROOM.3. 17'1" x 14'11" (5.23 x 4.57)

Another fabulous double bedroom comprising Upvc double glazed windows to the front and side elevation allowing ample natural light and again

boasting breathtaking views. Two Radiators. Door leading to:

#### ENSUITE SHOWER ROOM 7'10" x 4'6" (2.39m x 1.37m)

Comprising low level w.c. Shower cubicle with extractor fan. Wash hand basin. Heated towel rail. Inset spotlights. Fully tiled walls.

#### BEDROOM.4. 14'10" x 9'11" fitted wardrobe (4.52m x 3.02m fitted wardrobe)

Another good sized bedroom comprising two Upvc double glazed windows to the rear elevation. Fitted wardrobe and dressing table. Radiator. Door with access to Jack and Jill ensuite shower room.

#### BEDROOM.5. 12'0" x 8'10" fitted wardrobe. (3.66m x 2.69m fitted wardrobe.)

Another double bedroom comprising Upvc double glazed window to the rear elevation. Window seat. Fitted wardrobe. Radiator.

#### HOUSE BATHROOM 8'7" x 7'0" (2.64 x 2.14)

Comprising Upvc double glazed window to the rear elevation. Jacuzzi corner bath. Vanity unit with built in wash hand basin. Low level w.c. Extractor fan. Fully tiled walls. Tiled floors with underfloor heating.

### OUTSIDE

#### DRIVEWAY/DOUBLE GARAGE

Leading upto the house there is a driveway providing ample off street parking. This leads to a fantastic double garage with two electronic remote control up and over doors, power and light. There is also a loft area in the garage with pull down ladders, great for more storage.

#### ENGLISH COUNTRY GARDEN.

Outside, the gardens are simply breathtaking. Immaculately maintained and bursting with life, this glorious English country garden is a haven of peace and privacy — with lush lawns, a charming patio seating area, and an abundance of flowering plants, mature trees, and carefully tended shrubs. Wherever you choose to sit, the views are utterly captivating and the sun seems to follow you around — this garden is a sanctuary, the perfect backdrop for summer soirées, childhood adventures, or peaceful morning coffees.

#### 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 WOULD 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  
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BEEN DONE BY A PROFESSIONAL  
PHOTOGRAPHER ASHLEY KAY OF PROPERTY  
FLASH.



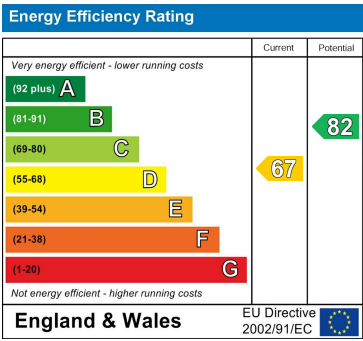
Floor Plan



Area Map



Energy Efficiency Graph



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