



Rowan Cottage, Mill Lane, Hawksworth, West Yorkshire, LS20 8PG

Rowan Cottage effortlessly blends luxurious contemporary living with timeless character, all while enjoying breathtaking countryside views and occupying approximately two acres of private landscaped gardens. Immaculately finished both inside and out, this impressive four-bedroom home has been thoughtfully designed to offer the perfect balance of comfort and practicality, creating a truly outstanding rural retreat.

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Harrogate 18 miles, Skipton 16 miles, Leeds 12 miles (all distances approximate)

Guide Price: £1,500,000

General Remarks

Approached via a private gated driveway, Rowan Cottage immediately impresses with its striking appearance and idyllic setting. Internally, the accommodation has been thoughtfully designed to maximise natural light and the stunning outlook across the surrounding countryside, creating a wonderful sense of space throughout. At the heart of the home lies a superbly appointed contemporary dining kitchen, recently refitted to an exceptional standard. Designed with both family living and entertaining in mind, the kitchen features an extensive range of high-quality Hacker Kuchen "Systemat" cabinetry complemented by a large central island incorporating a Quooker boiling water tap. A range of premium Siemens appliances includes double ovens and an induction hob, while generous preparation and dining space creates a highly sociable environment for everyday living and hosting guests alike.

The principal reception areas are beautifully presented, offering a seamless blend of character and contemporary styling. Large windows frame the spectacular rural views, whilst carefully considered finishes throughout create an atmosphere of understated luxury. The versatile layout provides excellent space for both formal entertaining and relaxed family life. Further versatility is provided by the fourth bedroom, currently utilised as a cosy television and snug room, complete with a charming stone fireplace housing a wood burning stove, although it could easily revert to a bedroom if required.

The bedroom accommodation is equally impressive, comprising four generous bedrooms. The principal suite provides a luxurious retreat with its own en-suite facilities and attractive countryside outlook from floor to ceiling windows, whilst a second bedroom also benefits from en-suite accommodation, making the property particularly well suited to family living and visiting guests. The remaining bedrooms are served by stylish bath and shower room facilities finished to a high standard.



Externally, Rowan Cottage truly comes into its own. The grounds extend to approximately two acres and have been meticulously landscaped to provide a variety of lawns, seating terraces, mature planting and peaceful areas from which to enjoy the property's exceptional setting. A particularly charming feature is Jam Beck, which has been thoughtfully redirected to meander through the gardens, creating an attractive water feature that enhances both the character and tranquillity of the grounds. The elevated position affords spectacular panoramic views across the surrounding countryside, creating a wonderful sense of privacy and seclusion.

A particular highlight of the grounds is the exceptional outdoor entertaining pavilion, creating a superb social space that can be enjoyed throughout the seasons. Constructed beneath an impressive timber-framed canopy, the area incorporates a bespoke bar, extensive seating and dining areas, and a substantial outdoor kitchen complete with a traditional stone-built pizza oven and barbecue. Overlooking the beautifully landscaped gardens and the gently flowing waters, this remarkable setting provides the perfect venue for family gatherings, al fresco dining and entertaining on a grand scale, whilst retaining a wonderful sense of tranquillity. Further enhancing the property's appeal is a substantial garden office positioned within the grounds, providing a versatile additional space complete with mains power and lighting. Ideally suited as a home office, studio, gym, hobby room or retreat, it offers excellent flexibility for modern lifestyles whilst enjoying delightful views over the gardens.

The property also benefits from a high-specification solar energy system, designed to enhance energy efficiency and reduce running costs. The installation comprises fifteen 545W Canadian Solar panels, providing substantial renewable energy generation, together with four battery storage units housed within the outdoor kitchen building. Each battery has an energy capacity of 9.4kWh.







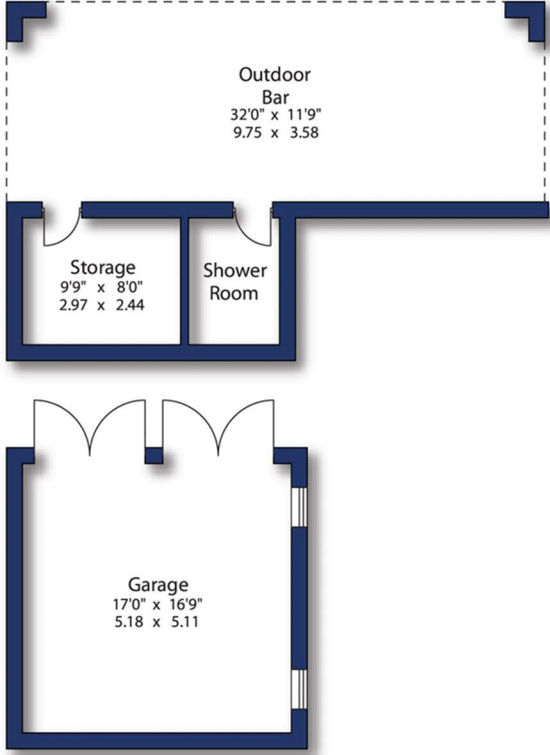
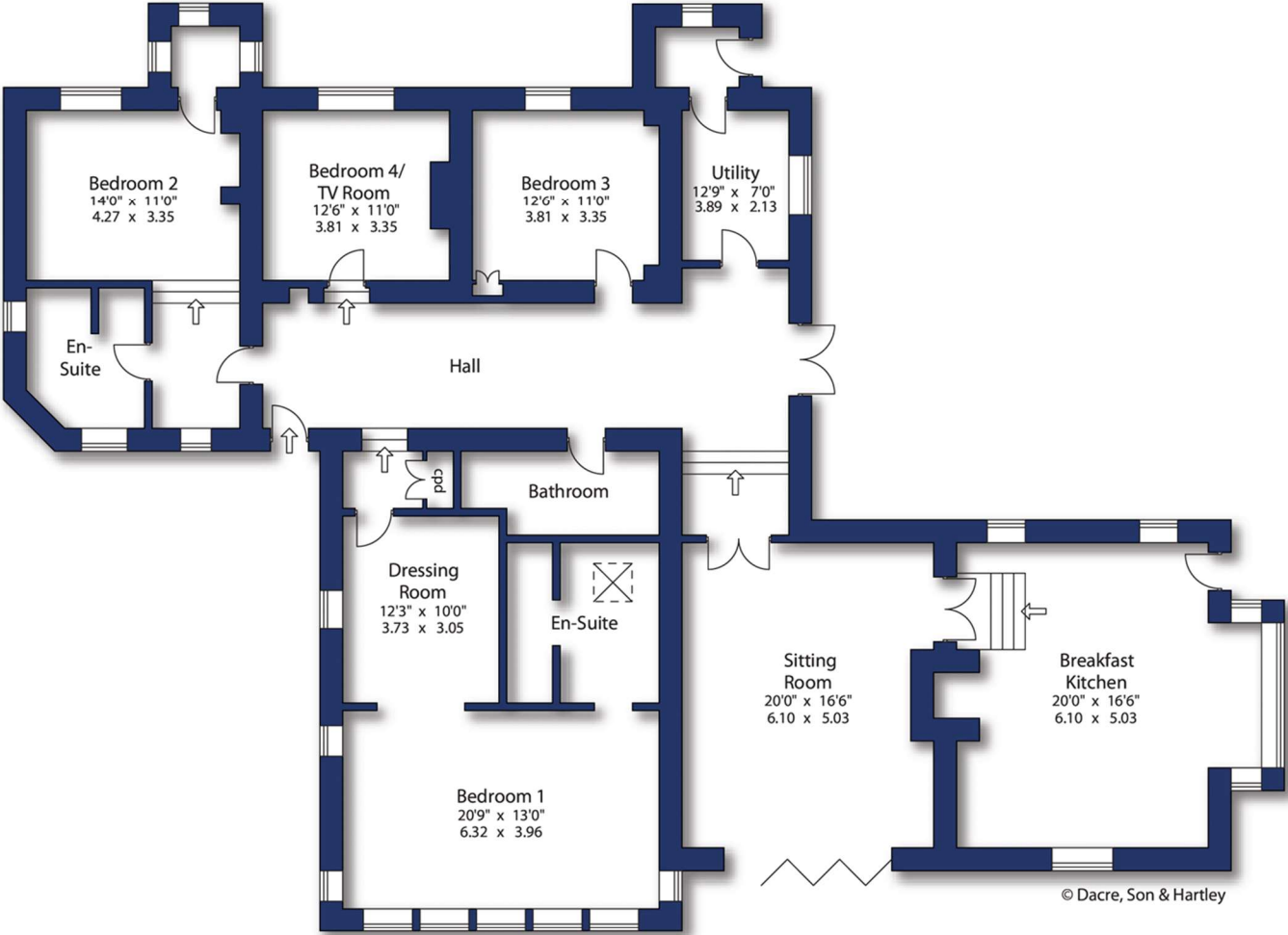








Floorplans





Directions

From Park Road in Guiseley head towards Hawksworth Village. At the crossroads proceed straight forward onto Hawksworth Lane. Continue through Hawksworth Village on Main Street, passing Odda Lane and onto Old Lane. At the crossroads take the left turning onto Mill Lane and after approximately half a mile the property can be found on the right hand side.

What3Words [august.invent.strut](https://www.what3words.com/)

Local Authority & Council Tax Band

- Leeds City Council,
- Council Tax Band E

Tenure, Services & Parking

- Freehold
- Mains electricity and water are installed. Drainage to a private system. Domestic heating is from a gas fired combination boiler and propane tank
- Driveway parking and double garage

Internet & Mobile Coverage

For information on Internet and Mobile coverage access the Ofcom website from this link <https://checker.ofcom.org.uk/>

Flooding

For information on flood risks please use this link [Check for flooding in England - GOV.UK](https://www.gov.uk/government/organisations/department-for-environment-food-rural-affairs/departments/department-for-environment-food-rural-affairs/department-for-environment-food-rural-affairs/department-for-environment-food-rural-affairs)

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| Score | Energy rating | Current | Potential |
|-------|---------------|---------|-----------|
| 92+ | A | | |
| 81-91 | B | | |
| 69-80 | C | | |
| 55-68 | D | | |
| 39-54 | E | 47 E | 62 D |
| 21-38 | F | | |
| 1-20 | G | | |

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