



WOODHALL RIDGE

Upper Langwith | Collingham | LS22 5DQ



HEWETSON & JOHNSON

THE PROPERTY CONSISTS OF:

Entrance/stair hall • Sitting room • Dining/living room • Conservatory • Kitchen breakfast room • Utility room • Double garage • Electric gates • Parking • Front and back gardens

LOCATION

Collingham is a popular village 2 miles south-west of Wetherby. The village has a wide range of amenities including a primary school, pub, coffee shop, hairdressers, chemist, doctors' surgery, two restaurants and Tesco Express. Wetherby has more extensive services including a secondary school, racecourse, and supermarkets. Despite its convenient location the surrounding countryside is predominantly rolling farmland.

The village is well located for access for the A1(M) and Leeds is about 10 miles away. Harrogate is 11 miles to the north-west and is an extremely popular town with excellent shopping and restaurants.

THE PROPERTY

Woodhall Ridge is a wonderful home with well-planned and versatile accommodation ideal for family life and entertaining. At the heart of the house is a generous living/kitchen with underfloor heating and plenty of room for a table, which is open to a living room currently used for dining, with French doors opening onto a west facing terrace. In addition, there is a more formal sitting room overlooking the garden with a gas fire. The conservatory has air conditioning and provides a very civilised place to sit.

The sweeping staircase leads to the first floor where there is a fine master suite, guest bedroom with a shower room, and two further bedrooms with a house bathroom. The study could easily be used as a single bedroom (number 5) if needed.

The house is accessed through electric gates where there is parking and an integral double garage. The gates have an internal intercom, and there is security lighting around the house.

The garden has been well designed and is surprisingly private with hedges, and views over open countryside towards Woodhall. There is a paved terrace to the front which is south facing and ideal for dining al fresco. The garden wraps around the house and includes a fine Weeping Willow, borders, lawned areas and a further terrace which is neatly positioned off the living room.

TERMS

Tenure - Freehold

Council tax - Band G

Council - Leeds City Council

EPC - Rated C

SERVICES

Mains drainage, water and gas



“This is a fabulous home, perfectly put together. It’s remarkably peaceful with county views, and yet close to Leeds and the motorway network.

To cap it all Collingham is a thriving village full of useful shops.”

Ben Pridden









Woodhall Ridge

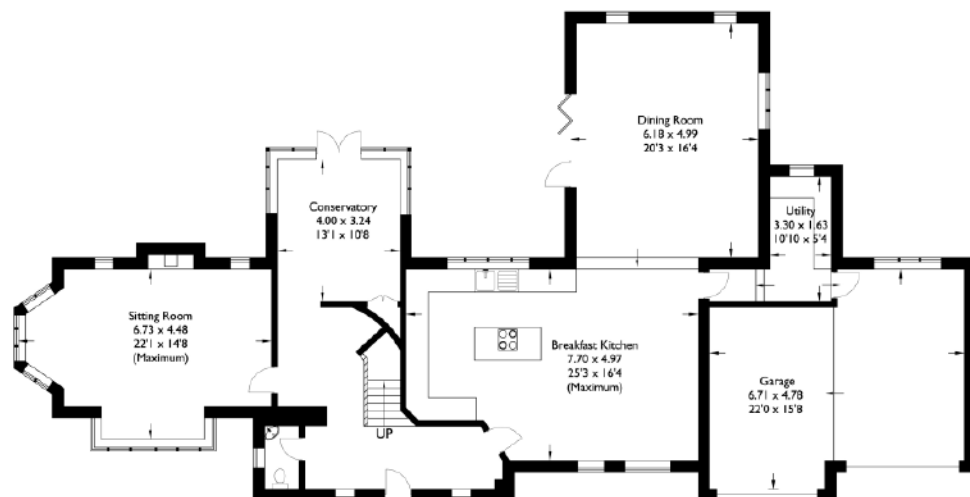
Approximate Gross Internal Area : 248.59 sq m / 2675.80 sq ft

Garage : 32.66 sq m / 351.54 sq ft

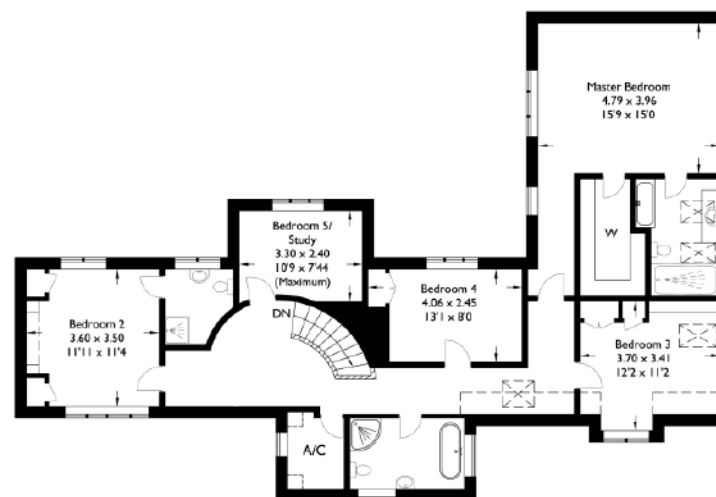
Total : 281.25 sq m / 3027.35 sq ft



----- Restricted Head Height



Ground Floor



First Floor

For illustrative purposes only. Not to scale.
Whilst every attempt was made to ensure the accuracy of the floor plan,
all measurements are approximate and no
responsibility is taken for any error.

Photography taken July 2025

These particulars are only a general outline for the guidance of intending purchasers and do not constitute in whole or in part an offer or a Contract.

Reasonable endeavours have been made to ensure that the information given in these particulars is materially correct, but any intending purchaser should satisfy themselves by inspection, searches, enquiries, and survey as to the correctness of each statement. All statements in these particulars are made without responsibility on the part of Hewetson and Johnson or the vendor. No statement in these particulars is to be relied upon as a statement or representation of fact. Neither Hewetson and Johnson nor anyone in its employment or acting on its behalf has authority to make any representation or warranty in relation to this property.

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