



 **Renton
& Parr**

Premium

LANGDALE, HAREWOOD ROAD, COLLINGHAM,
LS22 5BZ

£1,895,000 PRICE REGION

LANGDALE, HAREWOOD ROAD, COLLINGHAM, LS22 5BZ

This sensational six bedroom, five reception room detached family home offers superb proportions and is set within extensive mature grounds, enjoying a stunning backdrop that extends to the banks of the River Wharfe, located on the ever-popular Harewood Road.

"Langdale" is set behind electric gates on the prestigious Harewood Road, this simply stunning six-bedroom detached family home offers superb proportions and is set within extensive mature grounds, enjoying a breathtaking backdrop that extends to the River Wharfe. Designed for luxurious family living and entertaining, the property boasts an impressive frontage, private landscaped gardens and beautifully appointed interiors.

The ground floor welcomes you with an entrance porch leading into a spacious hallway with an elegant oak floor. A modern guest cloakroom and a front facing home office provide practicality, while the expansive 20ft lounge, featuring a gas stove flows effortlessly into the sensational open plan living, dining kitchen space. The bespoke handcrafted kitchen is fitted with quartz worktops boasting an impressive central island, a Rangemaster cooker with gas hob, integrated dishwasher and space for a fridge/freezer. A butler's pantry with a built-in microwave adds further convenience. The Karndean flooring extends seamlessly into the light filled dining area, enhanced by a large lantern roof light and bi-fold doors opening onto the rear garden with uninterrupted views. The adjoining living space also benefits from a ceiling lantern, creating a bright and airy space.

Further adding to the home's versatility is a cinema room with bi-folding doors to the rear, there is an additional reception room currently used as a gym/playroom which features a shower room and five leaf bi-fold doors opening onto the patio, perfect for an effortless indoor/outdoor living experience. A well-equipped utility/boot room, with matching cabinetry and space for white goods, completes the ground floor.

To the first floor, a spacious landing with a large window overlooking the front lawn, leads to five tastefully decorated bedrooms. The principal suite is an exceptional space, with windows to three sides offering spectacular views over towards Woodhall Hotel. Fitted wardrobes and shutters enhance the room's appeal, while an internal door leads to a luxurious en-suite. Bedroom two is another impressively proportioned double, featuring an en-suite shower room and a walk-in dressing area. Bedroom three enjoys breathtaking rear views, built-in wardrobes and en-suite shower facilities. Bedrooms four and five, both spacious doubles are served by a stylish family bathroom and a separate WC.

The second floor has been skilfully converted into the perfect "teenage retreat", offering a sleeping area, sitting space and office nook, with Velux and rear facing windows with far reaching countryside views.

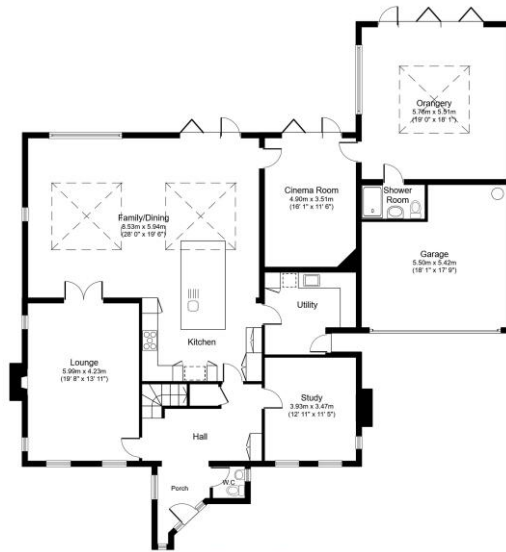
To the outside, set within beautifully landscaped grounds, the property is approached via a long driveway leading to the integral double garage. The front garden is predominantly laid to lawn with deep, well stocked borders providing an impressive approach.

The rear garden is a true highlight, featuring a full width Indian stone patio, ideal for outdoor entertaining and dining. A pathway leads to a raised decked area, offering a tranquil setting with views over the River Wharfe. There is a well- equipped garden office with light, power and data point, along with children's summer house.

"Langdale" is an exceptional home that combines elegant design, luxurious living spaces and breathtaking natural surroundings, making it a truly remarkable family home. Viewing is strongly advised to appreciate the accommodation and gardens on offer.



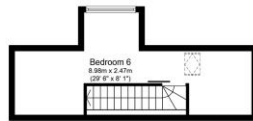




Ground Floor



First Floor



Second Floor

NOT TO SCALE For layout guidance only

Total floor area 373.5 sq.m. (4,020.3 sq.ft.) Approx (Including Garage)



Renton & Parr

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TENURE

Freehold

COUNCIL TAX

Band G (from internet enquiry).

SERVICES

We understand mains water, electricity, gas and drainage are connected.

GENERAL

Room measurements in these particulars are only approximations and are taken to the widest point.

None of the services fittings or equipment referred to in these particulars have been tested and we are therefore unable to comment as to their condition or suitability. Any intending purchasers should satisfy themselves through their own enquiries.

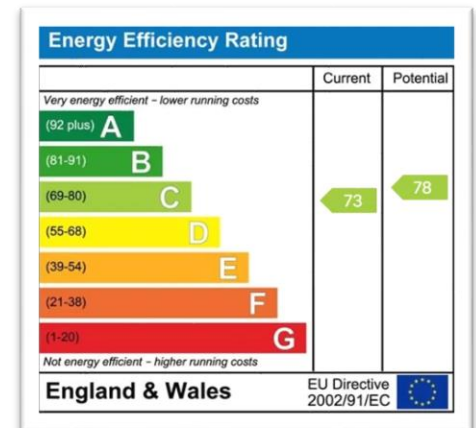
Please note : Only the fixtures and fittings specifically mentioned in these particulars are included in the sale of the property.

Photographs depict only certain parts of the property. It should not be assumed that the contents/furnishings, furniture etc photographed are included in the sale.

VIEWING

By appointment with the Chartered Surveyors Renton & Parr at their offices, Market Place, Wetherby. Telephone (01937) 582731

Details prepared February 2025



Premium

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