



**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.

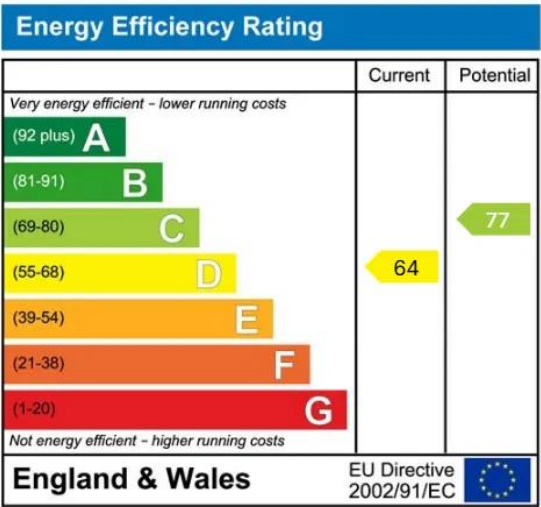
None of the services fittings or equipment referred to in these particulars have been tested and we are therefore unable to comment as to their condition or suitability. Any intending purchasers should satisfy themselves through their own enquiries.

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 December 2025



**Collingham ~ Langwith Lodge, Harewood Road, LS22 5BZ**

A beautifully presented four-bedroom detached home on Harewood Road, modernised by the current owners within recent years. Enjoying stunning elevated views over the River Wharfe towards Linton, the property offers spacious living areas, a stylish open plan kitchen, generous bedrooms all set within a large garden plot with boating and fishing rights.

- A most attractive four bedroom detached family home
- Modernised and reconfigured by the current owners
- Elevated position with far-reaching views over River Wharfe towards Linton
- Spacious living room with sandstone fireplace and multi-fuel stove
- Generous open plan kitchen and living area with integrated Bosch appliances
- Principal bedroom with fitted furniture and stylish en-suite
- Three further double bedrooms and well-appointed house bathroom

**£799,950** PRICE REGION

2 4 2

**MISREPRESENTATION ACT**

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Property Description

"Langwith Lodge" has been thoughtfully modernised and reconfigured by the current owners to create a spacious and practical home, revealing over 2,000 sqft of beautifully presented living accommodation. Sitting proudly on Harewood Road, the property enjoys far-reaching views over the River Wharfe towards Linton. Benefiting from gas fired central heating, double glazed windows and doors, along with a replacement roof in recent years, the property also benefits from a comprehensive security system comprising alarm, cctv, external lighting, intercom and multiple data socket outlets, and in further detail comprises:-

To the ground floor, an entrance porch leads into a welcoming hall with oak staircase to the first floor, downstairs W.C and access into to a light and spacious "L shaped" living room and dining area with sandstone fireplace and multi-fuel stove, complemented by sliding patio doors opening onto the rear garden and framing breathtaking views. The heart of the home is a generous open plan kitchen and living area, the kitchen comprehensively fitted with a range of "shaker style" wall and base units, granite work surfaces and integrated Bosch appliances, A useful pantry cupboard add practicality to this space. Attractive floor tiles with underfloor heating flow seamlessly off the kitchen into a light sitting area with front facing aspect. There is a secondary entrance with porch area and rear door to raised decking and garden beyond, this space links to a versatile dining room or home office to the side.

To the first floor, the principal bedroom enjoys fitted furniture and a stylish en-suite with breathtaking elevated views to the rear while three further double bedrooms are served by a beautifully appointed house bathroom. Bedroom two also benefits from fitted wardrobes. Off the landing is further practical storage options into the eaves.

To the outside, a shared drive of Harewood road leads to electric security gates which reveal ample parking to the front and side and lead to a detached double garage, with electric roller door, light and power laid on. To the front the gardens are laid mainly to lawn with rose borders, greenhouse and raised beds, while the rear patio and elevated decking provide the perfect setting for outdoor entertaining while enjoying the stunning views. Steps lead down to a woodland area and garden that extends down to the River Wharfe, where boating and fishing rights are enjoyed.



Gross internal floor area excluding Double Garage & Eaves Store (approx.): 193.9 sq m (2,088 sq ft)  
Not to Scale. Copyright © Apex Plans. For illustrative purposes only.