



EVENHOLME

HAREWOOD ROAD | COLLINGHAM | WETHERBY | WEST YORKSHIRE | LS22 5DL

A substantial period residence, set in extensive, established gardens and grounds on the edge of the picturesque and sought-after village of Collingham.

Evenholme, dates back to 1903, boasting attractive elevations of brick and render under a clay pantile roof.

This wonderful family home boasts light and expansive accommodation laid out over three floors.

The property has undergone a programme of remodelling and updating to the accommodation on the ground floor but further works to the first and second floors could significantly enhance its overall appeal.

Within the grounds of Evenholme, there is a single-storey two-bedroom dwelling which is a fabulous addition to the property, offering a range of versatile possibilities. Whether you're seeking accommodation for a dependent relative, looking to generate additional income, or simply need extra space for guests, this self-contained dwelling provides the perfect solution.

ACCOMMODATION

GROUND FLOOR

- Entrance porch
- Reception hall
- Drawing room
- Open plan sitting room/garden room
- Open plan dining kitchen
- Utility room/laundry
- Cloakroom

FIRST FLOOR

- Landing
- Principal bedroom
- Guest bedroom with potential for en-suite
- Further double bedroom
- House bathroom
- Shower room

SECOND FLOOR

- Potential to create further bedroom/bathroom accommodation

SELF-CONTAINED SINGLE STOREY RESIDENCE

- Reception hall
- Open plan kitchen/living/dining
- Two double bedrooms
- Shower room
- Laundry
- Storeroom

EXTERIOR

- Private, gated driveway
- Ample off-road parking
- Extensive front and rear lawned gardens and grounds
- Double garage
- Stone flagged dining and entertaining terrace



Immerse yourself in the luxurious comfort of the fabulous sitting room and interconnecting garden room at Evenholme. With impressive proportions and abundant natural light streaming in through double aspect windows and French doors, this elegant living space offers the perfect blend of style and functionality. A timber fire surround frames an inviting gas fired stove adding warmth and ambience.





Step into the drawing room, a beautifully appointed space that exudes elegance and tranquility. The rich warmth of oak flooring adds character and sophistication to the room, providing a timeless backdrop for both modern and traditional furnishings. The focal point of the room, the large square bay window floods the space with natural light, creating a bright and airy ambiance. Whether you're relaxing with a book by the fireplace or entertaining guests, the drawing room offers a comfortable and cosy atmosphere, perfect for quiet evenings in or lively gatherings with friends and family.



The dining kitchen boasts a sleek and stylish design, with attention to detail evident throughout. The painted fitted cabinetry is complemented by granite work surfaces, creating a sophisticated and modern aesthetic. The kitchen is equipped with a full range of integrated appliances, including double ovens, combi-ovens, an induction hob, wine cooler and fridge/freezer. The open plan layout of the dining kitchen provides ample space for cooking, dining, and socialising, making it the perfect hub for family life and entertaining. The large windows and french doors flood the space with natural light, creating a bright and inviting atmosphere that enhances the sense of space.

Connected to the kitchen is a useful utility room/laundry, providing additional storage space and a practical area for laundry tasks, keeping the main kitchen area clutter-free and organised.





The reception hall offers a spacious and versatile space that can transition into a home office, study or library, off which is a stylish cloakroom.



FIRST FLOOR | SECOND FLOORS

Ascend the staircase from the reception hall to reach the first floor, where you will be greeted by the charm of a light and spacious double-aspect bedroom. This elegant retreat sets the tone for comfort and style. Additional accommodation to the first floor is double bedroom, family bathroom and separate shower room. There is further potential to create a stunning principal bedroom with en-suite bathroom.





The staircase continues to the second floor, which provides a versatile space that can be transformed to meet the specific requirements of the new owners. With its open layout and blank canvas, this area offers the perfect opportunity for customisation.

Whether you're looking to expand your living space, accommodate a growing family, or add value to the property, the second floor presents excellent potential for future development.



SELF-CONTAINED SINGLE STOREY DWELLING

The two-bedroom dwelling offers versatile accommodation that can be tailored to suit your specific needs. Whether it's for a dependent relative, as a rental property, or as guest accommodation, this self-contained annexe provides flexibility and functionality.





With its own separate entrance, the dwelling offers complete independence and privacy.

The accommodation has been thoughtfully designed with a stylish open-plan layout, creating a bright and spacious living environment that is both inviting and contemporary.

This wonderful space boasts a sleek fitted kitchen with integrated appliances, a comfortable living and dining area, together with two bedrooms and luxuriously appointed shower room.

Evenholme, Harewood Road, Collingham

Approximate Gross Internal Area
 Ground Floor = 1427 sq ft / 132.6 sq m
 First Floor = 911 sq ft / 84.6 sq m
 Second Floor = 404 sq ft / 37.5 sq m
 Annexe = 909 sq ft / 84.5 sq m
 Garage = 386 sq ft / 35.9 sq m
 Total = 4037 sq ft / 375.1 sq m

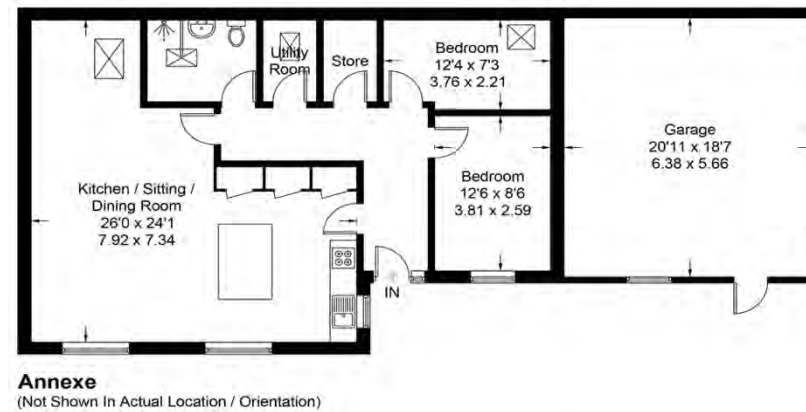
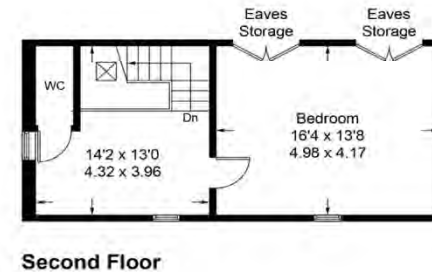
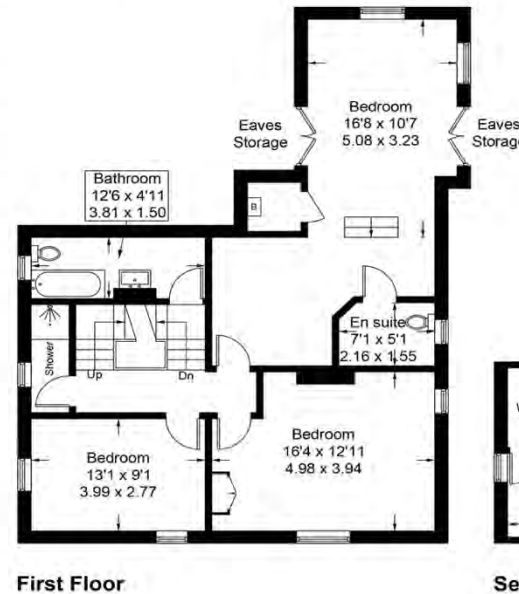
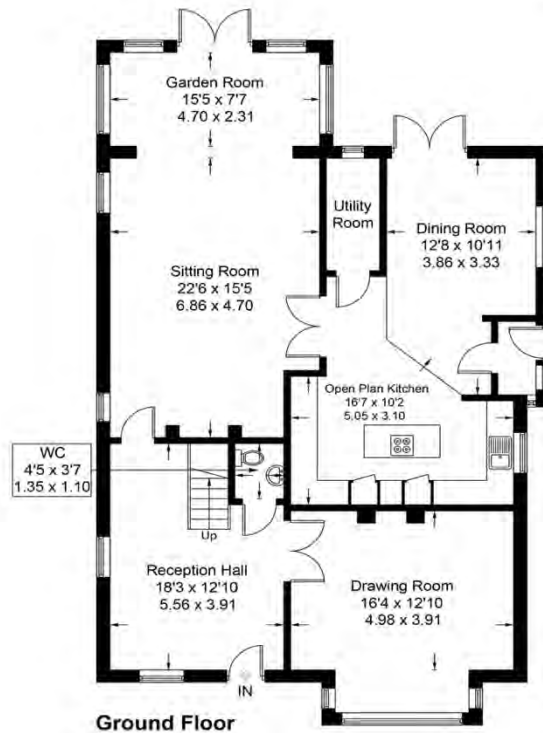


Illustration for identification purposes only, measurements are approximate, not to scale.

All measurements walls, doors, windows, fittings and appliances, their sizes and locations, are approximate only. They cannot be regarded as being a representation by the seller, nor their agent.





GARDEN AND GROUNDS

This beautiful home is bordered by large stone flagged terraces leading to the principal gardens, with established shrubs, herbaceous borders and specimen trees creating a picturesque backdrop against the extensive sweeping lawns. As you navigate the grounds, stone steps gracefully guide you to further lawned gardens which wrap around the property. The property and grounds are bounded by mature natural hedging providing privacy and seclusion.







SETTING

Evenholme is approached via a private driveway leading to the double garage and an ample parking area for several vehicles. However, it's the extensive gardens and grounds that truly set this property apart.

Approach Evenholme via the gravelled, gated driveway, providing security, privacy, and a grand entrance to your home.

The extensive gardens and grounds, measuring approximately 0.50 acres, are a real highlight of this beautiful home. With mature landscaping and well-maintained lawns, the gardens offer a peaceful retreat and a stunning backdrop to the property.

The gardens and grounds of Evenholme, provide endless opportunities for outdoor activities and enjoyment. Whether you're relaxing on the terrace, playing with the children in the secure and spacious grounds, or indulging your passion for gardening, there's something for everyone to enjoy.

Evenholme, provides a rare opportunity to enjoy this highly prized location, where rural tranquility and convenient access to amenities come together.

Whether seeking a peaceful retreat or a base to explore the wider region, this impressive property provides a captivating setting.

LOCATION



Location: Collingham is a picturesque village located in the heart of West Yorkshire. Situated just 3 miles southwest of Wetherby, Collingham enjoys a tranquil setting while being conveniently close to the major cities of Leeds and York.

Amenities: The village offers a range of local amenities, including shops, restaurants, pubs, and essential services, ensuring residents have everything they need right on their doorstep.

Restaurants and Pubs: Enjoy a meal out or a drink with friends at one of Collingham's charming restaurants or traditional pubs.

Healthcare Services: Collingham has its own medical centre, providing primary care services to residents. Additionally, there are several pharmacies and dental practices in the village, ensuring that healthcare services are easily accessible.

Local Attractions: Surrounded by stunning countryside, Collingham provides ample opportunities for outdoor activities such as walking, cycling, and exploring nearby nature reserves.

Sports and Recreation: Collingham offers a variety of sports and recreational activities for residents of all ages to enjoy.

Collingham Sports Club: Located just a stone's throw away from the picturesque River Wharfe, Collingham Sports Club is the hub of community sports and activities. Here, you can enjoy cricket, football and the childrens play area.

Wetherby Golf Club: A short drive down Linton Road will take you to Wetherby Golf Club. Enjoy a round of golf on the beautifully maintained course while taking in stunning views of the surrounding countryside.

Walking and Nature: Collingham sits on the banks of the River Wharfe, surrounded by enchanting

woodland. Take a leisurely stroll along the riverbank or explore the nearby nature reserves for a peaceful retreat into nature.

Harewood House: For a fun day out, Harewood House is just a short distance away or enjoy a family picnic in the park.

Education: Collingham is served by several well-regarded schools, making it an ideal choice for families with children.

Collingham Primary School: Collingham Primary School is a highly regarded local primary school located in the heart of the village providing outstanding education for children aged 4-11.

Bardsey Primary School: Just a short distance away, Bardsey Primary School offers another excellent option for primary education.

Secondary Education: For secondary education, the nearby Wetherby High School provides comprehensive schooling for students aged 11-18.

Independent Schools: For those seeking independent education, the prestigious Gateways School in nearby Harewood offers exceptional schooling for students aged 3- 18.

WETHERBY

The nearby market town of Wetherby boasts a rich heritage dating back to Roman times, evident in its well-preserved historical buildings and landmarks.

One of Wetherby's notable features is its bustling market square, where vibrant markets are held regularly, showcasing a diverse array of fresh produce, artisanal crafts, and local delicacies.

Quaint independent stores dot the town, offering a range of handmade goods, antiques, and specialty items, providing a delightful shopping experience for enthusiasts.

The town's natural beauty is enhanced by the scenic River Wharfe.

The town boasts a vibrant community spirit, evident in its numerous events and festivals that celebrate local talent, culture, and traditions.

Additionally, Wetherby's strategic location offers easy access to the stunning natural wonders of the surrounding countryside.

The nearby Yorkshire Dales National Park and North York Moors National Park beckon outdoor enthusiasts with their breathtaking landscapes, inviting exploration and adventure.

Transport Links:

Collingham benefits from excellent road links, with easy access to the A1(M) motorway just a short drive away. From the A1(M), you can quickly reach major cities such as Leeds, York, and Harrogate, as well as the wider motorway network for travel further afield.

By Car: Collingham benefits from excellent road links, with easy access to the A1(M) motorway just a short drive away. From the A1(M), you can quickly reach major cities such as Leeds, York, and Harrogate, as well as the wider motorway network for travel further afield.

By Train: Collingham is served by its own train station, providing regular services to nearby towns and cities. The station offers direct trains to Leeds, making it convenient for commuters.

By Bus: Several bus routes connect Collingham to surrounding areas, including Wetherby, Leeds, and Harrogate.

By Air: For domestic and international travel, Leeds Bradford Airport is the nearest airport to Collingham, located approximately 13 miles away.



METHOD OF SALE: The house is offered for sale by private treaty; however, the Agents reserve the right to conclude negotiations by any other means at their discretion.

SERVICES: Mains electricity, water and private drainage. Gas fired central heating.

FIXTURES AND FITTINGS: All items normally designated as fixtures and fittings are specifically excluded from the sale unless they are mentioned in the particulars of sale.

COVENANTS, EASEMENTS, RIGHTS OF WAY: The property will be sold subject to all covenants, easements and rights of way whether specifically mentioned in these particulars or not.

ENERGY PERFORMANCE CERTIFICATE: Main House: Rating D, Self-Contained Residence: Rating C. Full copy of the energy performance certificate is available upon request.

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Buchanan Mitchell
Estate Agents

Buchanan Mitchell Ltd Chartered Surveyors & Estate Agents
5 Foundry Yard New Row Boroughbridge York YO51 9AX
01423 360055 | Info@buchananmitchell.com
www.buchananmitchell.com

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