



Renton
& Parr

Premium

HIGH BROW | CRABTREE HILL | COLLINGHAM |
WETHERBY | LS22 5AD

£1,095,000 PRICE REGION

HIGH BROW, CRABTREE HILL, COLLINGHAM, WETHERBY, WEST YORKSHIRE, LS22 5AD

"High Brow" is a substantial and highly versatile family home occupying an elevated position on one of Collingham's most exclusive addresses. Enjoying far reaching views, generous gardens and the rare benefit of a self-contained annexe, the property offers superb flexibility for multi-generational living together with exciting scope to personalise or extend, subject to consents.

Occupying a commanding elevated position at the top of Crabtree Hill, "High Brow" enjoys one of Collingham's most exclusive addresses. Approached via a long private driveway with generous parking, this versatile five bedroom home with self-contained annexe offers superb flexibility and exceptional views. The accommodation in further detail comprises:-

A spacious entrance hall with return staircase to first floor, useful cloaks cupboard and guest WC. There are two double bedrooms with fitted wardrobes both served by a modern shower room. The front facing living room enjoys a large picture window framing elevated views towards Wood Hall Spa, complemented by a modern living-flame gas fire. A wide opening leads to the dining room and onward into a light-filled conservatory with doors to the private rear garden. The kitchen is well-appointed with Corian work surfaces and integrated Bosch appliances, with a side door connecting to an enclosed passageway and the double garage with utility area.

The self-contained annexe has its own private entrance and includes a kitchenette, shower room and first-floor bedroom with living space with additional W.C. Sliding patio doors open onto a balcony with exceptional views and direct access back to the main house first floor accommodation.

To the first floor, the galleried landing provides access to the remaining bedrooms and generous house bathroom. Bedroom three enjoys its own modern en-suite, while bedroom five currently serves as a home office with door to the annexe balcony. The principal bedroom is a generous double with part vaulted ceiling, extensive fitted furniture and a stunning outlook over towards Wood Hall Spa. The house bathroom features a corner bath, vanity basin, bidet and separate shower.

To the outside, the gardens are a particular highlight with a gently sloping front lawn, mature borders, established trees and an ornamental pond, all positioned to enjoy the superb elevated views. The rear garden is secluded, with lawn, raised borders and stone-flagged patio areas, with steps rising behind the annexe.

This adaptable family home, including an annexe of approximately 500 sq. ft., presents a rare opportunity to acquire a substantial property on one of Collingham's finest addresses, with scope to personalise or extend further subject to the necessary consents.







Gross internal floor area including the Annexe but excluding Garage & Eaves (approx.): 252.7 sq m (2,721 sq ft)
 For illustrative purposes only. Not to Scale. Copyright © Apex Plans.

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.

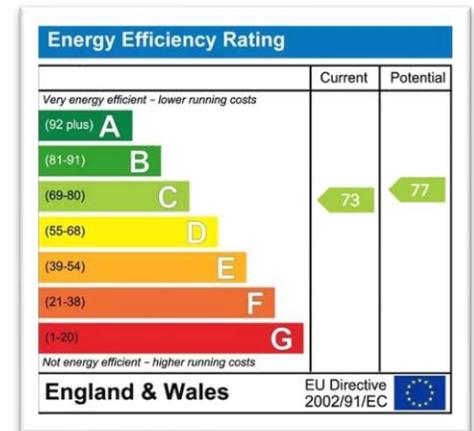
None of the services fittings or equipment referred to in these particulars have been tested and we are therefore unable to comment as to their condition or suitability. Any intending purchasers should satisfy themselves through their own enquiries.

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 2026



Renton & Parr

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