



## Collingham ~ Cherry Tree Cottage, Crabtree Green, LS22 5AB

**Guide Price £750,000**

A beautiful "cottage-style" three bedroom detached home enjoying an enviable position upon this prestigious and highly sought after development with established south facing rear garden and stunning far reaching views over adjoining countryside. Available with benefit of no upward chain.

Bedrooms: 3 | Bathrooms: 2 | Receptions: 3

Council Tax Band: G

Tenure: Freehold



## Property Description

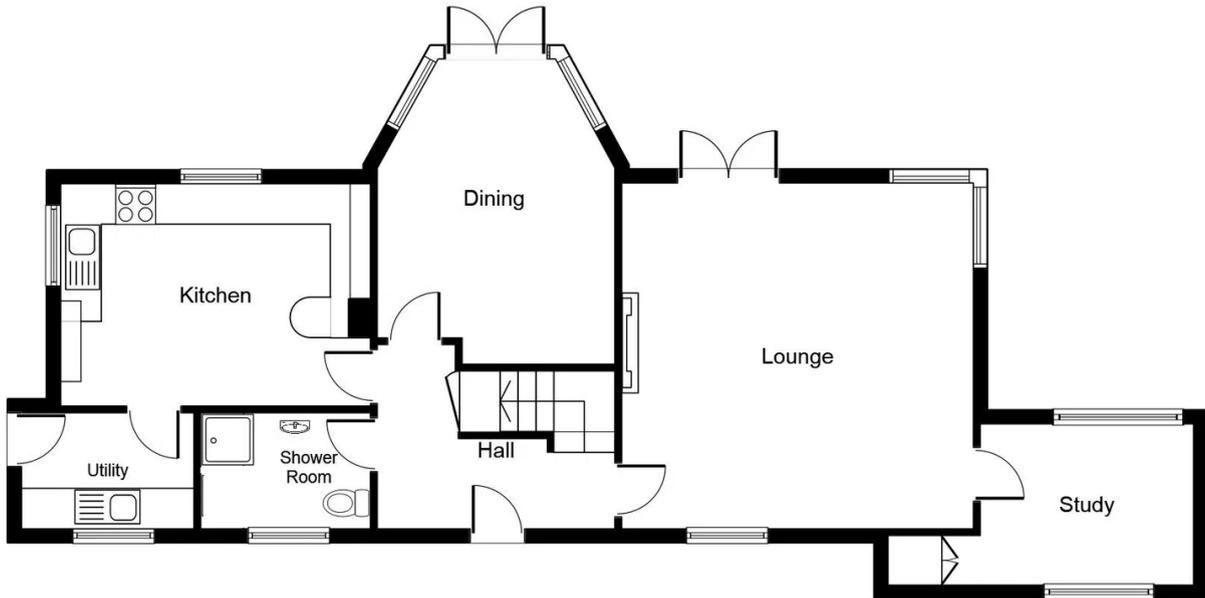
"Cherry Tree Cottage" is a most attractive stone build detached home enjoying a fabulous garden plot with field views to the rear, well presented throughout the property offers potential for further enlargement (subject to necessary planning consent). The accommodation benefits from gas fired central heating, double glazed windows and in further detail comprises :-

To the ground floor, a welcoming hallway with turning staircase and useful cloaks storage beneath, together with a re-fitted downstairs shower room. The bright breakfast kitchen features "shaker style" wall and base units, tiled splash-backs, space for an American style fridge freezer and a window revealing beautiful views over the rear garden and fields beyond. The kitchen is complemented by a separate utility room with further appliances and the gas fired central heating boiler. The formal dining room enjoys a bay window and patio doors opening onto the garden. The generous living room is wonderfully light with windows to three sides, French doors to the south-facing patio and a feature fireplace with living-flame stove. An extended ground-floor room provides valuable flexibility as a snug, home office or playroom.

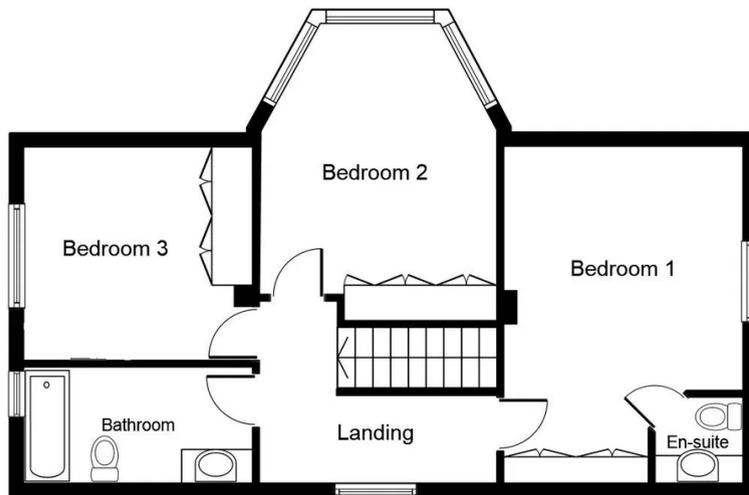
To the first floor, a bright landing with stained-glass window leads to three double bedrooms. The principal bedroom includes fitted wardrobes and an en-suite WC, while bedroom two enjoys a large bay window framing panoramic countryside views. The house bathroom offers a modern three-piece suite with shower over the bath.

To the outside, a stone-flagged driveway provides parking for several vehicles and access to the tandem garage with workshop space. The decorative front garden is neatly arranged behind beech hedging and stone walls. The generous private south-facing rear garden is a standout feature, laid mainly to lawn with stocked borders, mature hedging and a charming brook at the boundary, opening onto rolling farmland beyond.

Located on this highly regarded street, property of this charm and potential seldom come to the market. Available with the benefit of no onward chain, early viewing is advised to avoid disappointment.



**Ground Floor**



**First Floor**

Cherry Tree Cottage, Crabtree Green, Collingham, Wetherby, LS22 5AB



Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		77
(55-68) <b>D</b>		
(39-54) <b>E</b>	51	
(21-38) <b>F</b>		
(1-20) <b>G</b>		
<i>Not energy efficient - higher running costs</i>		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

## Details prepared March 2026

### SERVICES

We understand mains water, gas, electricity 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.

### ANTI-MONEY LAUNDERING CHECKS

We are required by HMRC to carry out Anti-Money Laundering (AML) checks on all buyers prior to contract.

These checks are conducted via Movebutler, who will apply a non-refundable charge of £30.00 per person (inclusive of VAT) once an offer has been accepted. In addition, we will need to obtain satisfactory evidence of funding.

This is now a standard requirement for all buyers. Please note that we are unable to mark a property as sold subject to contract until the AML checks have been completed successfully and the required documentation has been received.

### VIEWINGS

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

### MISREPRESENTATION ACT

Renton & Parr Ltd for themselves and for the Vendors or lessors of this property whose agents they give notice :-

1. The particulars are set out as a general outline only for the guidance of intending purchasers or lessees, and do not constitute, nor constitute part of, an offer or contract.
2. All descriptions, dimensions, references to condition and necessary permission for use and occupation, and other details are given in good faith and are believed to be correct but any intending purchasers or tenants should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to the correctness of each of them.
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