



Renton  
& Parr

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WATERSMEET | 31 HOLLYBUSH GREEN | COLLINGHAM | WETHERBY  
WEST YORKSHIRE | LS22 5BE



# WATERSMEET, 31 HOLLYBUSH GREEN, COLLINGHAM, WETHERBY, WEST YORKSHIRE, LS22 5BE

Wetherby 2 miles, A1 1.3 miles, Leeds 10.7 miles, Harrogate 11 miles, York 15.7 miles (all distances approx.).

## **An outstanding five bedroom, four bathroom modern detached house providing excellent family accommodation arranged over three floors, enjoying an elevated position with long distance views and woodland backdrop.**

Watersmeet is an exceptional modern detached house built approximately 10 years ago and offers over 3500 sq ft of living space, excluding a larger than average integral double garage.

The property has been designed in an imaginative way with the lower ground floor providing an ideal opportunity for self-contained annexe for elderly parents/teenage accommodation, gym/cinema room or home office with consulting rooms.

The upper ground floor features two fine reception rooms, a study and a superb open plan breakfast kitchen with dining area having bi-folding doors to a rear patio area and garden.

On the first floor, there are four double bedrooms, two with en-suite dressing rooms and shower rooms and a house bathroom with all sanitary fittings from the Villeroy & Boch range.

Gas fired central heating is installed with LED lighting and double glazed windows commanding long distance views from the principal rooms.

The gardens are established and private to the rear.

The comprehensive range of amenities available at the heart of Collingham make it a popular choice for the family buyer including the highly regarded Lady Hastings primary school, parade of shops, sporting facilities including tennis, bowling, cricket and football with Wetherby Golf course close by.

Leeds City Centre, the market town of Wetherby are all easily accessible, together with the A1 motorway network, Harrogate and York.







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## COLLINGHAM

Collingham is a much sought after West Yorkshire village some 3 miles from the Market Town of Wetherby and approx 1 mile from the A.1. Well served by a range of shops, primary school and sporting facilities including Cricket and Squash Club, Swimming Pool and Golf Course nearby. Leeds City Centre, Harrogate and York are all within easy car commuting distance with major road networks close by.

### DIRECTIONS

Proceeding from Wetherby towards Leeds along the A58 entering the village turn first left into Jewitt Lane and right again into School Lane. After a few hundred yards turn left into Hollybush Green and following the road round to the right before turning left round the crescent where the property is then situated on the right hand side.

### THE PROPERTY

An outstanding family house of genuinely spacious proportions with versatile lower ground floor accommodation suitable for a range of activities.

Benefiting from gas fired central heating, double glazed windows, the accommodation in further detail giving approximate room sizes comprises :-

### LOWER GROUND FLOOR

#### RECEPTION/ENTRANCE HALL

With entrance door and double glazed side screen, ceiling cornice, LED ceiling lighting, radiator, oak laminate floor, deep understairs cloaks cupboard.

### A SUITE OF ROOMS IDEAL FOR DEPENDANT RELATIVES, HOME OFFICE, GYM, CONSULTING ROOMS ETC comprising:-

#### ROOM ONE

14' 9" x 9' 7" (4.5m x 2.92m)  
With radiator, ceiling cornice, oak laminate flooring, double glazed obscure window, T.V. point.

#### ROOM TWO

14' 5" x 11' 4" (4.39m x 3.45m) max  
With worktop and sink, wall and base units, oak laminate flooring, LED lighting.

#### KITCHEN AREA

10' 9" x 6' (3.28m x 1.83m)  
With wall and base units, work tops, stainless steel sink unit, LED lighting, radiator.

#### SHOWER ROOM

Tiled floor and part tiled walls with three piece white suite comprising shower cubicle, w.c., half pedestal wash basin, radiator, LED lighting, extractor fan.

#### DOUBLE BEDROOM FIVE

14' 8" x 11' 7" (4.47m x 3.53m)  
Double glazed window to front, radiator, ceiling cornice.

#### INTEGRAL DOUBLE GARAGE

31' 10" x 18' 9" (9.7m x 5.72m) narrowing to 13' 7" (4.14m)  
Having twin electric up and over doors, light, power and water laid on, Worcester gas fired central heating boiler, hot water storage tank, integral access door.

## UPPER GROUND FLOOR

### LANDING

Double glazed window to front, radiator, ceiling cornice, LED ceiling lighting.

### LOUNGE

21' 10" x 14' 8" (6.65m x 4.47m)  
Having excellent range of fitted open book shelving with storage cupboards, ceiling cornice, two radiators, double glazed bay window to front with views towards Linton village.

### SITTING ROOM

18' 10" x 10' 9" (5.74m x 3.28m)  
Two double glazed windows to front with elevated views, radiator, ceiling cornice.

### STUDY

14' 8" x 11' 4" (4.47m x 3.45m)  
Having double doors from the lounge and bi-folding doors to the rear patio and gardens. Ceiling cornice, radiator.

### SUPERB OPEN PLAN BREAKFAST KITCHEN AND DINING AREA

#### DINING AREA

14' 6" x 10' 3" (4.42m x 3.12m)  
Ceiling cornice, radiator, double glazed window, oak laminate flooring extending through into :-

#### BREAKFAST KITCHEN

25' x 11' 4" (7.62m x 3.45m)  
An extensive range of gloss white fronted wall and base units including cupboards and drawers, silkstone worktop and upstands, underset twin bowl Franke sink with mixer taps, Neff range cooker with six ring gas hob and hood above, microwave and drinks dispenser, Bosch

American style fridge freezer. Wine cooler, larder cupboard, two double glazed windows and bi-folding doors to rear patio and garden, two radiators, breakfast bar.

### UTILITY ROOM

9' 7" x 7' 4" (2.92m x 2.24m)  
Worktops, stainless steel sink unit and mixer taps, wall and base cupboards, plumbed for automatic washing machine, space for tumble dryer, side door, double glazed window.

### CLOAKROOM

Half tiled walls and floor with Villeroy & Boch range including w.c., half pedestal wash basin, chrome heated towel rail, extractor fan, tiled floor.

## FIRST FLOOR

### LANDING

Radiator, storage cupboard, double glazed aspect window to front, ceiling cornice, LED lighting.

### MASTER BEDROOM SUITE

Comprising :-

#### DOUBLE BEDROOM ONE

14' 10" x 15' 5" (4.52m x 4.7m)  
With double glazed aspect window to front, radiator.

#### EN-SUITE DRESSING ROOM

14' 9" x 6' (4.5m x 1.83m)  
With radiator, door leading to :-

#### EN-SUITE SHOWER ROOM

11' 4" x 7' (3.45m x 2.13m)  
Tiled floor and half tiled walls, three piece suite comprising walk-in shower, w.c.,



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and vanity wash basin from the Villeroy & Boch range, shaver socket, radiator, extractor fan, Velux window, heated towel rail.

**BEDROOM TWO**

11' 11" x 12' 9" (3.63m x 3.89m) plus window recess 5' 7" x 3' 7" (1.7m x 1.09m) Enjoying elevated long distance views. Ceiling cornice, radiator.

**EN-SUITE DRESSING AREA**

6' 10" x 6' 3" (2.08m x 1.91m) In turn leading to :-

**EN-SUITE SHOWER ROOM**

Travertine tiled walls and floor with walk-in shower, half pedestal wash basin, w.c., from the Villeroy & Boch range. Chrome heated towel rail, double glazed obscure window, extractor fan.

**BEDROOM THREE**

19' x 11' 4" (5.79m x 3.45m) Double glazed window to rear, radiator, ceiling cornice, LED lighting.

**BEDROOM FOUR**

11' 3" x 11' 4" (3.43m x 3.45m) plus door recess. Radiator, two double glazed windows to rear.

**FAMILY BATHROOM**

Half tiled walls and tiled floor with four piece suite comprising panelled bath, vanity wash hand basin, w.c. from the Villeroy & Boch range, walk-in shower, shaver socket, double glazed obscure window, extractor fan, chrome heated towel rail, LED lighting.

**TO THE OUTSIDE**

A double width tarmac driveway gives access to an :-

**INTEGRAL DOUBLE GARAGE**

**GARDENS**

Laid to front and rear comprising lawn with borders. There are steps to the side of the property leading to an enclosed private rear garden with wide patio area ideal for outdoor entertaining. Stone retaining wall and raised flower beds with bushes and shrubs. The rear garden adjoins a paddock with tree-lined backdrop.

There is outdoor lighting, water tap and power points.

**COUNCIL TAX**

Band G (from internet enquiry).

**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.

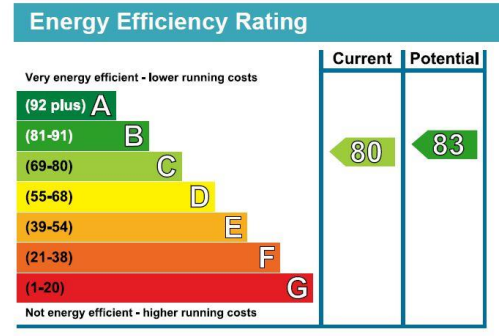
Please note : Only the fixtures and fittings specifically mentioned in these particulars are included in the sale of the property.

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

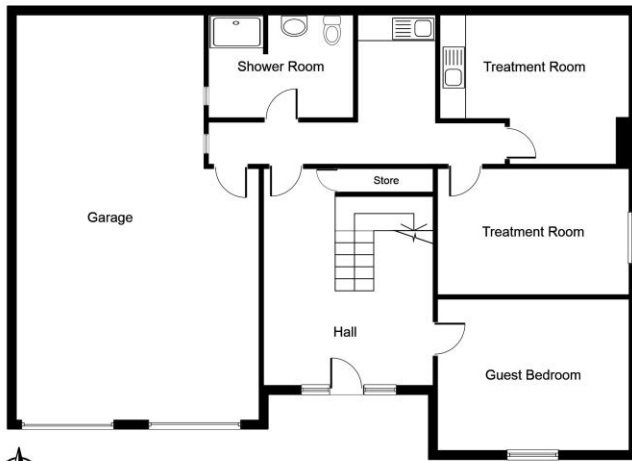
**VIEWING**

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

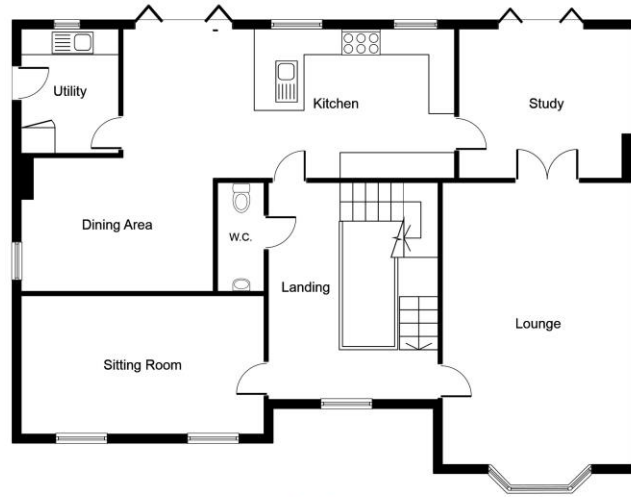
Details prepared October 2019



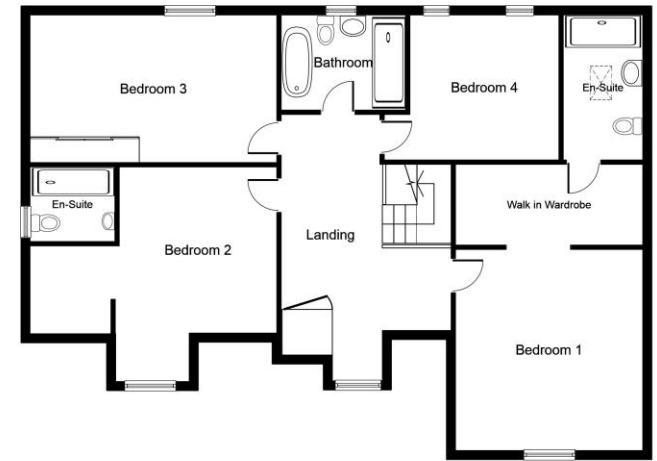
Total floor area 404.2 sq. m. (4,351 sq. ft.) Approx. (Including garage)



Ground Floor



First Floor



Second Floor

NOT TO SCALE For layout guidance only



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