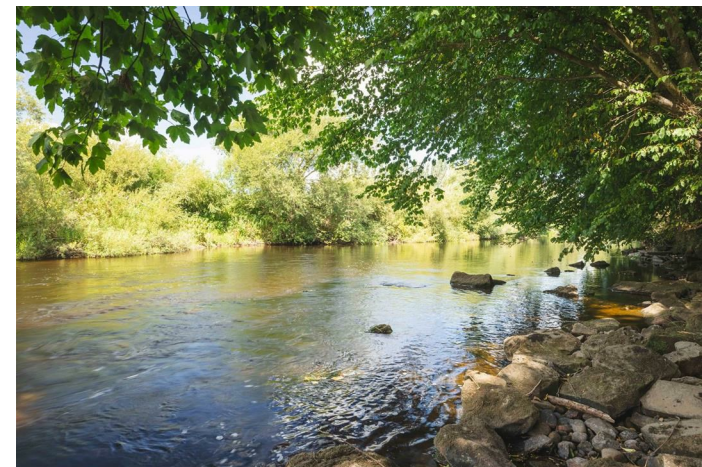




HAREWOOD ROAD

NR WETHERBY, LS22 5BZ

£2,395,000
FREEHOLD

An extraordinary home of exceptional quality, this remarkable detached residence sets a new benchmark for luxury family living. Occupying a prestigious position in one of the area's most sought-after locations, it has been extensively extended and beautifully renovated in 2020 to create a truly one-of-a-kind home where every detail has been meticulously considered. Offering an abundance of versatile accommodation, exceptional entertaining spaces and breathtaking views across its own private grounds, the property extends to woodland and the river beyond, benefitting from exclusive boating and riparian rights. Finished to an impeccable standard throughout, this is a home designed for modern living without compromise.

MONROE

SELLERS OF THE FINEST HOMES

HAREWOOD ROAD

- An extraordinary family home in one of the area's most desirable locations.
- Extensively extended and beautifully renovated in 2020 to an exceptional specification.
- Architecturally designed with luxurious finishes and meticulous attention to detail throughout.
- Spectacular open-plan kitchen, dining and family space with expansive sliding doors opening onto the gardens.
- Five luxurious bedrooms featuring two bespoke dressing rooms, Harvey George-designed wet rooms and a stunning L-shaped balcony to the principal suite.
- Harvey George-designed wet rooms, elegant Crittall-style doors and underfloor heating throughout.
- Dedicated golf simulator and bar, creating the ultimate entertaining and leisure space.
- Energy-efficient air source heat pump, delivering sustainable, future-proof living.
- Magnificent private gardens extending to woodland and the river, complete with exclusive boating and riparian rights.
- A truly one-of-a-kind home, offering an unrivalled blend of luxury, lifestyle and privacy.



Stepping through the front door, you are welcomed into an impressive reception hall that immediately showcases the scale and elegance of this exceptional home. A striking staircase forms a magnificent focal point, while the galleried landing above overlooks the reception hall, enhancing the wonderful sense of space and natural light. Elegant Crittall-style doors feature throughout, perfectly complementing the contemporary interiors and creating a seamless flow between each living space.

At the heart of the home is a spectacular open-plan kitchen, dining and family room, thoughtfully designed for modern family living and entertaining on a grand scale. Flooded with natural light, this outstanding space features expansive sliding doors opening directly onto the gardens, effortlessly blending indoor and outdoor living. A striking architectural ceiling light creates an impressive focal point, while the adjoining utility room provides practicality without compromising on style.

Complementing the kitchen is a collection of beautifully designed reception spaces, including a generous family room and a cosy snug, offering versatility for both formal entertaining and relaxed evenings. The dedicated track man golf simulator and bar provide an outstanding leisure and entertainment area, perfect for hosting family and friends. A separate boot room, additional utility facilities, a ground floor WC and integral access to the spacious garage further enhance the practicality of this impressive home. Outside, a well-appointed shower room and separate WC provide added convenience, ideal for those making the most of the gardens, riverside setting and outdoor lifestyle this exceptional property offers.

The first floor continues to impress with five beautifully appointed bedrooms, all designed with luxury and comfort in mind. The magnificent principal suite enjoys a bespoke

dressing room, an exquisite Harvey George-designed en-suite wet room and direct access onto a stunning L-shaped balcony overlooking the private gardens and surrounding landscape. A second bedroom also benefits from its own bespoke dressing room and luxurious Harvey George-designed en-suite wet room, while the remaining bedrooms are served by equally impressive Harvey George-designed wet rooms, all finished to an exceptional standard.

Designed with both luxury and sustainability in mind, the property is heated via an energy-efficient air source heat pump, with underfloor heating extending throughout the entire home, ensuring outstanding comfort without the need for a gas supply.

Externally, the property occupies an extraordinary plot with magnificent private gardens extending to mature woodland and the river beyond. Offering exclusive boating and riparian rights, this unique setting provides an exceptional lifestyle opportunity, whether launching a boat from your own land, enjoying peaceful riverside walks or simply taking in the tranquillity of the surroundings. The beautifully maintained grounds provide an idyllic setting for outdoor entertaining, family gatherings and complete privacy in one of the area's most sought-after settings.

Beautifully transformed to an exacting standard, this remarkable home offers an unrivalled combination of luxury, lifestyle and location. With exceptional craftsmanship, state-of-the-art energy efficiency, breathtaking outdoor space and an abundance of versatile accommodation, this is an exceptionally rare opportunity to acquire one of the finest family homes to come to the market.

REASONS TO BUY

- An extraordinary family home in one of the area's most desirable locations.
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ENVIRONS

Occupying an enviable position in the highly sought-after village of Collingham, this exceptional home enjoys one of the area's most prestigious settings. Nestled between the vibrant spa town of Harrogate and the cosmopolitan city of Leeds, Collingham is renowned for its picturesque surroundings, strong sense of community and outstanding quality of life. The village offers an excellent selection of local amenities, including independent shops, cafés, pubs, restaurants and a highly regarded primary school, while nearby Wetherby provides a wider range of shopping, leisure and everyday conveniences. The surrounding countryside, River Wharfe and the iconic Harewood Estate offer endless opportunities for

walking, cycling and outdoor pursuits, perfectly complementing the property's own woodland and riverside setting. Excellent transport links via the A58, A1(M) and Leeds Bradford Airport ensure effortless connectivity, making this a truly exceptional location that combines rural tranquillity with outstanding convenience.

SERVICES

We are advised that the property has mains water, mains drainage and an air source heat pump providing heating and hot water.

LOCAL AUTHORITY

Leeds City Council

TENURE

We are advised that the property is freehold, and that vacant possession will be granted upon legal completion.

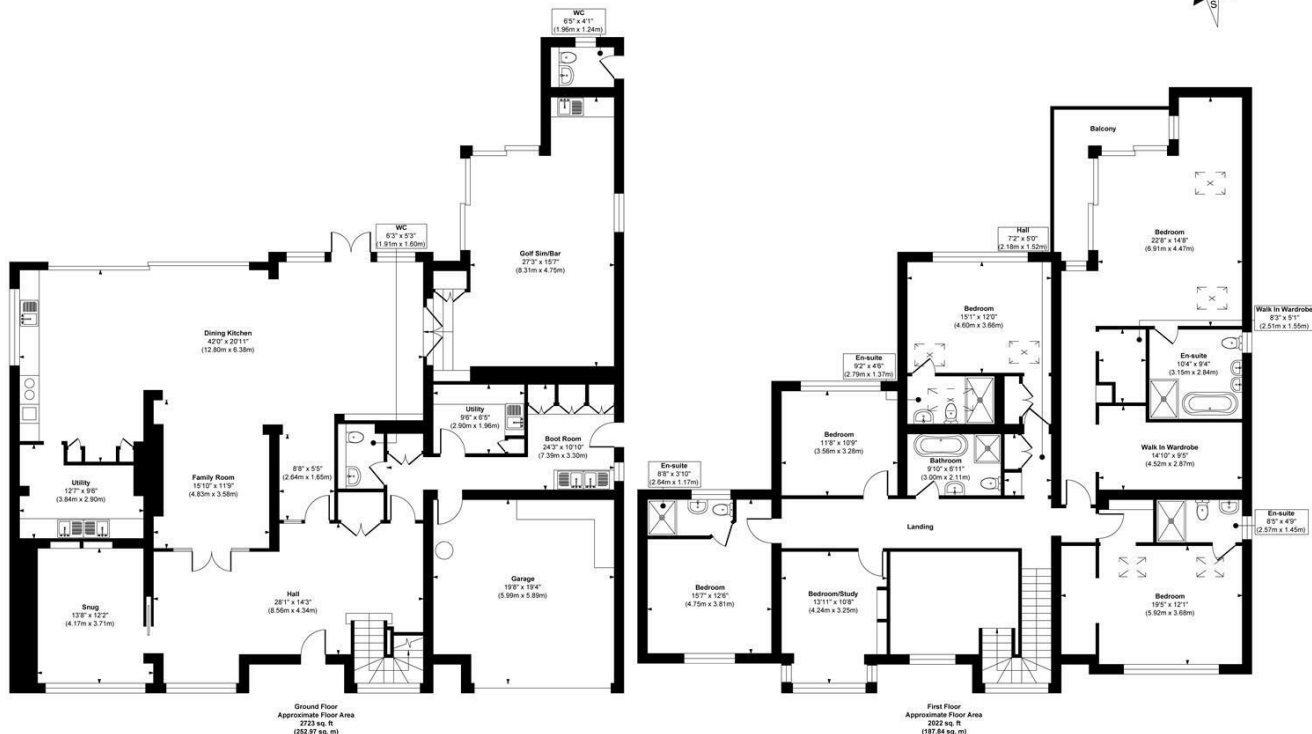
VIEWING ARRANGEMENTS

Strictly through the selling agent Monroe Estate Agents.
Viewings by appointment only.

Please note some images and videos may contain CGI.

HAREWOOD ROAD





Approx. Gross Internal Floor Area 4745 sq. ft / 440.81 sq. m

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

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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	79	82
	EU Directive 2002/91/EC	

Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers/tenants are advised to recheck the measurements

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