



# Chapel Wold Development, Kearby

We are delighted to offer this exclusive development of four unique luxury homes perfectly positioned within Yorkshire's renowned Golden Triangle with elevated views over the Wharfe Valley.

Each property is individually created, boasting its own bespoke design with tailored modern features yet a timeless style and character.

Drawn from a palette of local materials - with bespoke kitchens, bathrooms, true-fibre 'Gigabit' broadband and high power car chargers.

These beautiful homes range from £1,100,000-£1,850,000 and interest at this stage offers an exciting opportunity to take possession immediately upon completion of the build.

Plot 4, the fully renovated 19th century farmhouse will be the first available at a price of £1,350,000.

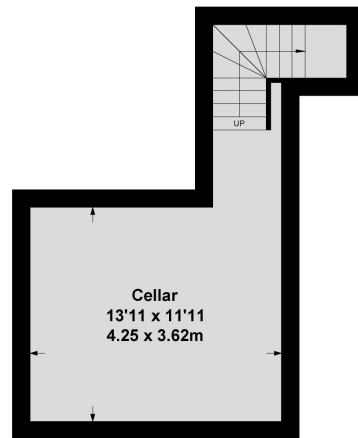






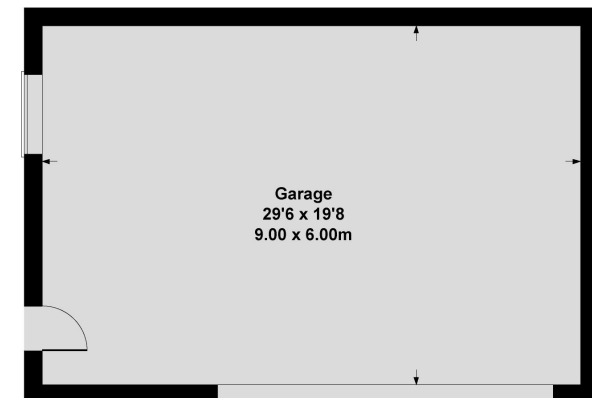
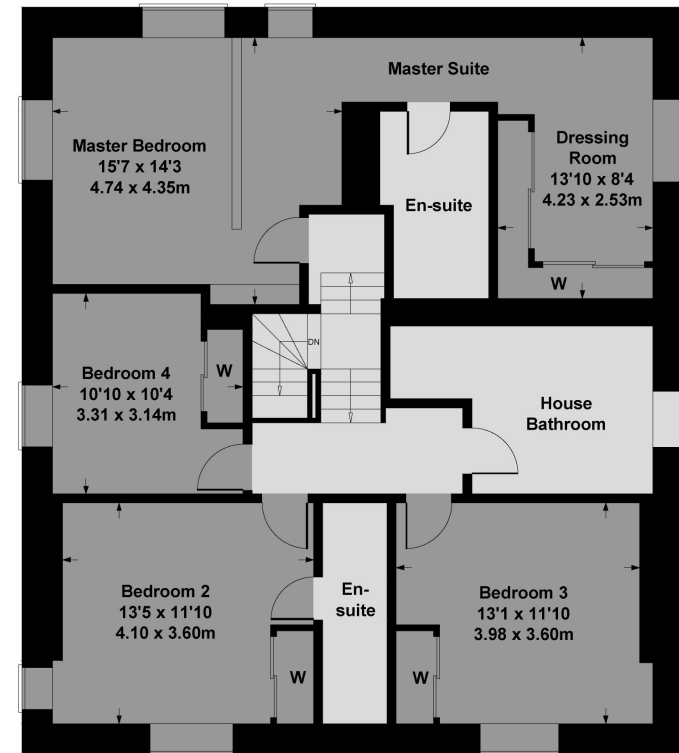






**Approximate Gross Internal Floor Area**  
**House 2,906 sq ft/ 270 sq m**  
**Garage 581 sq ft/ 54 sq m**  
**Total 3,487 sq ft/ 324 sq m**

This plan is for guidance only and must not be relied upon as a statement of fact. Attention is drawn to the Important Notice on the last page of the text of the Particulars





## Location

The Chapel Wold Development is situated within the 'Golden Triangle' in the premium south side hamlet of Kearby. Daily amenities available in the adjoining village of Kirkby Overblow including a public houses, a church and a highly regarded primary school. Extensive facilities in both the picturesque market town of Wetherby and the spa/conference town of Harrogate are a short drive away as well as further a field to Leeds, Bradford and York via the A1/M1. The railway station in Harrogate connects with mainline stations in Leeds and York and provides frequent services to London Kings Cross and Edinburgh.

## Directions LS22 4BT

From the centre of Sicklinghall head North West onto Kirkby Lane, turn left onto Kearby Lane and then left onto Mill Lane where the site will then be identified.

## Services

Mains water, electricity and drainage are installed. Air source heating and Gigabit broadband.

## Tenure

Freehold with vacant possession.

## Viewing Arrangements

Tel: 01423 530088

Email: harrogate@knightfrank.com

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**We would be delighted to tell you more.**

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**Connecting people & property, perfectly.**

Fixtures and fittings: A list of the fitted carpets, curtains, light fittings and other items fixed to the property which are included in the sale (or may be available by separate negotiation) will be provided by the Seller's Solicitors.

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