



River View, Mill Lane, Kearby, Wetherby, West Yorkshire

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## River View, Mill Lane Kearby, Wetherby LS22 4BT

A substantial contemporary five-bedroom, eco-friendly, family home offering more than 4,500 sq. ft, enjoying far-reaching views over the Wharfe Valley.

Sicklinghall 1.4 miles, Kirkby Overblow 2 miles, Wetherby 4.5 miles, Pannal mainline station 5.6 miles, Harrogate 8.2 miles, Leeds Bradford Airport 11 miles, Leeds 13 miles

Reception hall | Sitting room | Kitchen/family/dining room | Office/gym | Pantry | Boot room | Utility room | Cloakroom | 2 Bedrooms with dressing rooms & en suite bathrooms | 2 Further bedrooms | Family bathroom | Double garage | Garden | EPC A rated with solar PV generation

### The property

Designed with a biophilic focus – a desire to connect with nature to improve health and well-being – this unique stone and black clad home boasts an aesthetic that melds with the local landscape. At the same time, it offers a truly impressive level of modern luxury and convenience.

As you enter the ground floor, breath-taking views greet you from every angle. Designed by Studio Nest, the heart of this home lies in the expansive, bespoke kitchen, dining, and family space, adorned with a large kitchen island that invites culinary creativity. The open layout seamlessly connects this area to the terrace, grounds, and the awe-inspiring long-distance views beyond. The bespoke kitchen features impeccable design and is accompanied by a walk-in pantry, ensuring ample storage space, and a practical laundry room. However, the ground floor has much more to offer. A separate sitting room, boasting a captivating feature fireplace, provides a serene space for quiet evenings, while a dedicated home gym/office allows you to prioritise self-care and well-being or working from home.

Moving upstairs via beautiful feature steel and timber staircase, the principal bedroom awaits, offering panoramic, long-range views that overlook the lush green fields of the Wharfe Valley. Built-in double wardrobes and a generously sized en suite and dressing room add to the luxurious ambiance to this private retreat. The dressing room could also act as a fifth bedroom should a purchaser require. A separate guest suite, also blessed with captivating long-range views, includes an en suite bathroom and a stylish dressing area. There are also two additional double bedrooms that complete the first floor with a beautifully designed house bathroom, featuring a freestanding bath that adds a touch of elegance.

### Outside

Designed by Rob Hardy & Co Garden Design, the property is approached through electric gates leading to a spacious block paved and gravel parking area giving access to the integral double garage with a fitted 22Kw electric car charger. The garden to the front has a substantial lawned area. To the rear there are borders planted up with a wide range of plants and shrubbery. There is also a beautiful terrace ideal for entertaining and al fresco dining, the whole enjoying sweeping views over the Wharfe Valley.

### Location

Kearby is a small hamlet of properties closely situated to the highly desirable village of Kirkby Overblow. The village boasts a choice of two public houses, a farm shop, a church and a highly regarded primary school. Just a few miles from the picturesque market town of Wetherby and the spa/conference town of Harrogate which offer supermarkets, plenty of shops, an excellent selection of restaurants, cafés, bars and various leisure and cultural facilities. The A1(M) is about 5 miles which provides excellent access North and links with the national motorway network. The railway station at Harrogate connects with the mainline stations at York and Leeds giving fast services to London Kings Cross and Edinburgh. Leeds Bradford Airport is located 11 miles away.





## River View, Mill Lane, Kearby



Ground Floor



First Floor

Illustration for identification purposes only, measurements are approximate, not to scale. (ID1035420)



### Location

For families, the Golden Triangle boasts some of the very finest schools in the country. From Ashville College and Leeds Grammar – two of the UK's leading independent schools – and the highly successful King James's School in Knaresborough to the well-regarded nearby village primaries at Sicklinghall and Kirkby Overblow.

**Directions** - [///yield.spouting.kings](http://yield.spouting.kings)

**Local Authority:** North Yorkshire Council

**Services:** Mains water, drainage and 3 phase electric. True fibre 'gigabit' internet connection / phone. Air source heat pump with mains pressure hot water tank. Underfloor heating to ground floor and bathrooms.

**Tenure:** Freehold

**Guide Price:** £1,895,000

### Harrogate

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