



**THE WHITE COTTAGE**

Kearby, Near Wetherby

**Carter Jonas**

## **THE WHITE COTTAGE, CHAPEL HILL, KEARBY, LS22 4BU**

Wetherby - 5 miles

Harrogate - 9 miles

Leeds - 12 miles

Leeds/Bradford Airport - 10 miles

This exceptional property originally built in the 1700's and now a fully restored and extended home stands in tranquil gardens surrounded by incredible views, the cottage exudes a sense of serenity and beauty perfectly complementing the enchanting natural landscape of North Yorkshire. The quiet hamlet of Kearby is renowned for its idyllic countryside setting and easy access to a range of outdoor activities, including hiking and cycling. The popular hamlet is just a short drive away from the amenities and culture of nearby Harrogate, Wetherby and Leeds, making it the perfect location for those seeking a peaceful retreat without sacrificing convenience.

The cottage itself is a testament to timeless charm and modern living highlighting exceptional traditional craftsmanship with exposed wooden beams in many of the rooms. The ground floor briefly comprises a dining/reception hall with oak floor, fabulous timber staircase and a cloakroom, the large dual aspect sitting room has a feature inglenook fireplace and French doors to the gardens and there is a second reception room adjacent to the kitchen. The breakfast kitchen takes advantage of the views and opens through to the rear porch and a spacious laundry/boot room beyond. The bedroom accommodation is split with two double bedroom suites together up the main staircase, with the third double bedroom with bathroom adjacent up the second staircase, making this ideal for guests. All three bedrooms take full advantage of the enviable views across the valley, over Lower Wharfedale and Almscliffe Crag.

**A TRULY REMARKABLE OPPORTUNITY TO OWN A CAPTIVATING AND DECEPTIVELY SPACIOUS COTTAGE NESTLED IN THE PICTURESQUE LANDSCAPES OF KEARBY, SITUATED IN THE HEART OF THE COUNTRYSIDE, THIS CHARMING RESIDENCE OFFERS A HARMONIOUS BLEND OF CHARACTER, MODERN COMFORTS AND INCREDIBLE VIEWS CAPTURING BREATHTAKING NATURAL BEAUTY.**



For those who appreciate outdoor living, this home boasts enchanting gardens with various seating areas where you can enjoy a morning coffee or a glass of wine in the evening whilst taking in the sweeping views of the rolling hills and lush valleys. The gardens have been meticulously landscaped to offer privacy and tranquillity, creating a haven for relaxation and recreation including a raised deck area with a summer house which is used as an art studio surrounded by inspiration.

There is a spacious double garage with workshop under the front gardens with spiral staircase, electric doors and two off street parking spaces.

## ADDITIONAL INFORMATION

### NO ONWARD CHAIN

**Agents Note:** Please note that the spiral staircase area from the garage up has been specifically designed to fit an elevator as an alternative if required.

**Tenure:** We are advised that the property is freehold and vacant possession will be given on legal completion.

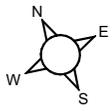
**Viewings:** Strictly by appointment through the selling agents – Carter Jonas – 01423 523423.

**Directions - Sat Nav LS22 4BU**





**The White Cottage, Kearby**  
**Approximate Gross Internal Area**  
**House = 2,121 sq ft / 197 sq m**  
**Garage = 361 sq ft / 34 sq m**  
**Total = 2,482 sq ft / 231 sq m**



**FOR ILLUSTRATIVE PURPOSES ONLY - NOT TO SCALE**  
 The position & size of doors, windows, appliances and other features are approximate only.  
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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
A	(92-100)		
B	(81-91)		
C	(69-80)		70
D	(55-68)		
E	(39-54)	52	
F	(21-38)		
G	(1-20)		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	



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