

CHAPEL WOLD

KEARBY



ANDAS HOMES

DESIGNED FOR WELLBEING



CHAPEL WOLD

A new development of four unique luxury properties with an idyllic, elevated rural setting amidst the rolling green hills of the Wharfe Valley, Chapel Wold sits in the centre of Yorkshire's renowned Golden Triangle.

Perfectly suited to those desiring the bucolic landscapes and relaxed pace of country living, but within easy reach of prosperous Harrogate, cosmopolitan Leeds and the picturesque market town of Wetherby. Each property is a one-of-a-kind bespoke design with refreshingly modern features yet a timeless style and character which blend beautifully with their pastoral setting.

Approached through neat, hedge-lined country lanes and with long-distance views over scenic Wharfdale, the development is part of the hamlet of Kearby. A sanctuary from fast-moving city life, Chapel Wold consists of four individually designed properties balancing a natural, sympathetic aesthetic - drawn from a palette of local materials - with bespoke kitchens, bathrooms, true-fibre 'Gigabit' broadband, high power car chargers, and other modern touches throughout.

If you are seeking to connect with nature while maintaining easy travel to the sights and cities of the local area, Chapel Wold is for you.



OUR STORY

Chapel Wold is the vision of Andas Homes, a passionate collective of designers, construction professionals and master craftsmen based in Yorkshire and led by husband and wife team Michael and Holly Simpson.

'Andas' is a Scandinavian word for 'breathe'. The timeless homes that they create have a biophilic focus - every aspect contributes to a focus on improving health, well-being, and building a connection with nature. Their belief in doing things differently leads to sophisticated, design-led properties with a real connection to the natural world around them.

The team count themselves fortunate to have delivered many sought-after projects over the years. From open plan remodelling, new homes and barn conversions through to dynamic developments like Chapel Wold which showcase their signature design style.

With Andas Homes, enduring subtlety, unwavering attention to detail, and modern living meet in well-designed spaces that transform the lives of the people who live in them.



Mike

Holly



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A PERFECT LIFESTYLE

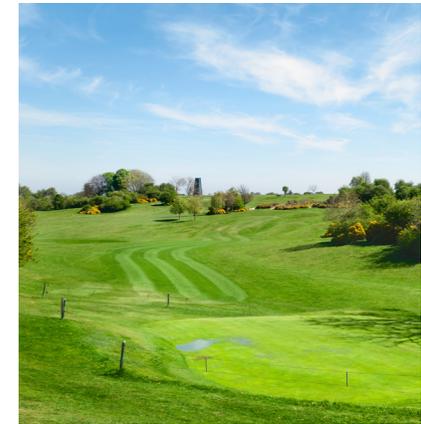
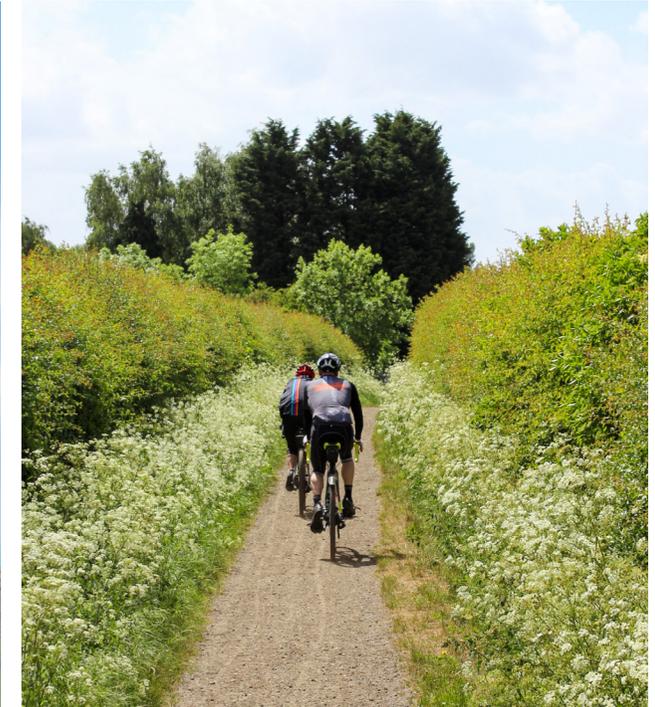
Whether working from home using your property's super-fast broadband or commuting to work via the great connections to Leeds, Harrogate or the A1, Chapel Wold offers the ideal working lifestyle.

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.

Every day, you will be ideally placed to enjoy a balance of country living alongside almost-instant access to modern amenities. From boutique shopping in Harrogate and Leeds or afternoon tea at the famous Betty's Tea Rooms through to a plethora of nearby farm shops, coffee shops, and village pubs. These feature quaint, convenient choices in nearby villages of Sicklinghall, Kirkby Overblow and Linton.

The local area is also replete with places to walk, hike and bike. With Almscliffe Crag, and Ilkley Moor all on your doorstep - Yorkshire Dales and the Lake District just over the horizon - you won't be short of routes to enjoy and hidden places to discover.

Keen golfers will love Yorkshire's diverse range of courses, including the nearby Moortown - which has hosted the Ryder Cup - and Alwoodley, a challenging UK Top 100 course regularly praised as one of the finest inland courses in the British Isles. Gym goers may wish to investigate the nearby luxury Ridding Park Spa Hotel, which also offers fine dining and relaxation.





PLACES TO VISIT

LOCAL CULTURE, EXCITEMENT AND DAY TRIPS

Chapel Wold is ideally placed to explore all of Yorkshire and the North of England, with a diverse range of nearby opportunities for exploration and entertainment to meet every desire.

From ancient York and all of its famous cultural attractions – only a short drive or train ride away – to the thrilling night-life and glamorous shopping opportunities of Leeds to the relaxed pace of Harewood House or RHS Gardens, Harlow Carr in Harrogate.

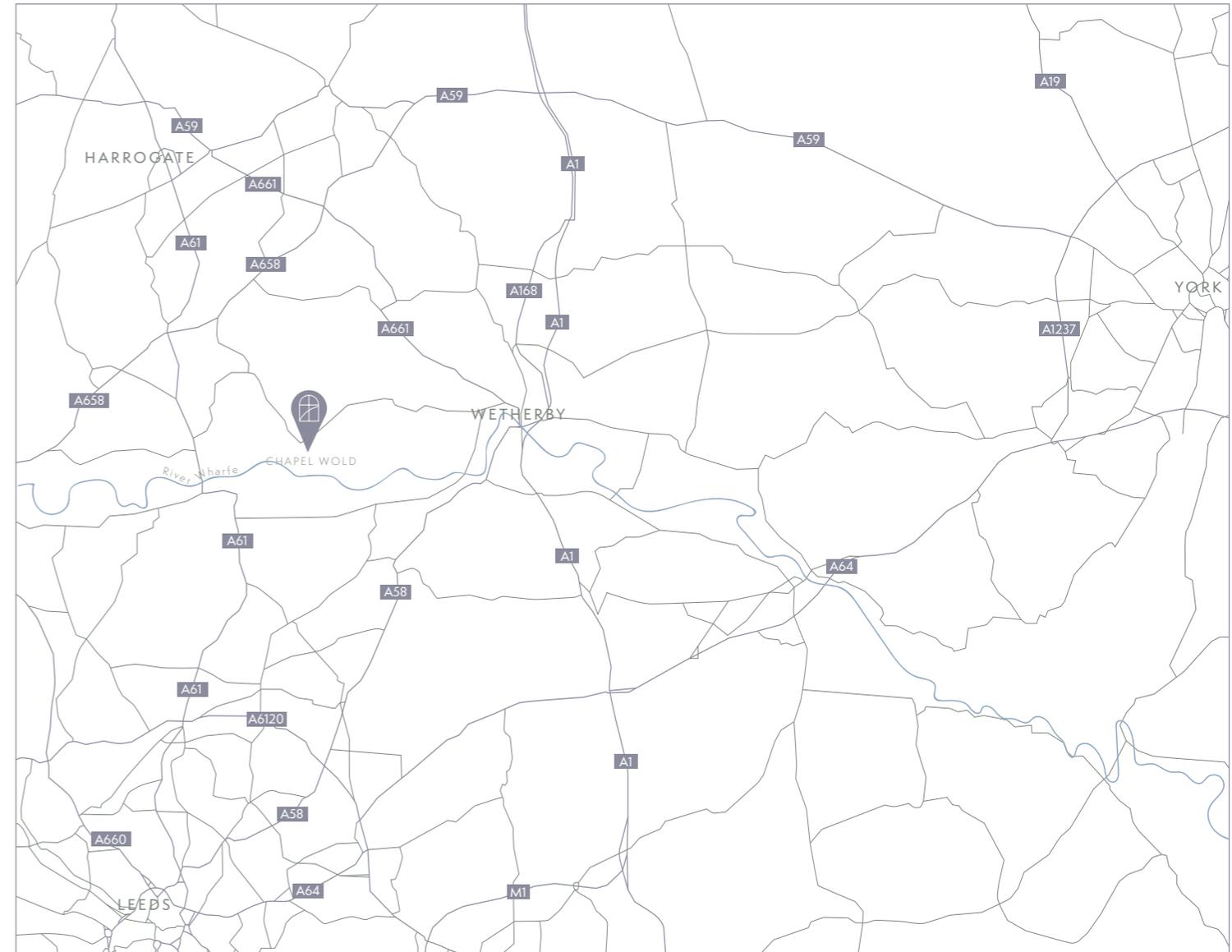
Famous racecourses at Wetherby, York and Ripon rub shoulders with options such as visiting the historic market town of Knaresborough. Locally, there is something to suit every taste.

PASTORAL BEAUTY, THE DALES & THE LAKE DISTRICT

Travel further afield than the relaxing country environs around Chapel Wold to discover the Heritage Coast of the North York Moors – featuring picturesque fishing villages like Robin Hoods Bay, charming Runswick Bay and Whitby – as well as the natural beauty of Higher Wharfedale. From here, it is only a short hop to the Yorkshire Dales.

Straddling the Pennines, this storied National Park encompasses thousands of square miles of hills and valleys, moors and dales. Amidst the rolling green and pleasant splendour lie famous sites like the 12th-century monastery at Bolton Abbey, just a few miles up river from Chapel Wold.

You also have the famous Gordale Scar ravine and waterfalls and well-known villages like Malham and Burnsall with all their rustic attraction. Beyond the Dales, the Lake District beckons.



BY ROAD

Wetherby and the A1 - 5 miles,
Harrogate - 7 miles and central Leeds
11.6 miles.

BY RAIL

Leeds and York have excellent rail links,
taking only 2 hours to reach London Kings
Cross. Local trains also depart nearby
Weeton station for Harrogate, Leeds and
York regularly throughout the day.

BY AIR

It is less than 10 miles – a 20-minute
journey – to Leeds Bradford Airport,
which serves numerous international
destinations including Amsterdam,
Warsaw and Belfast.

Manchester Airport, with all of the
global flights it offers, is a mere 1 hour
30 minutes away.



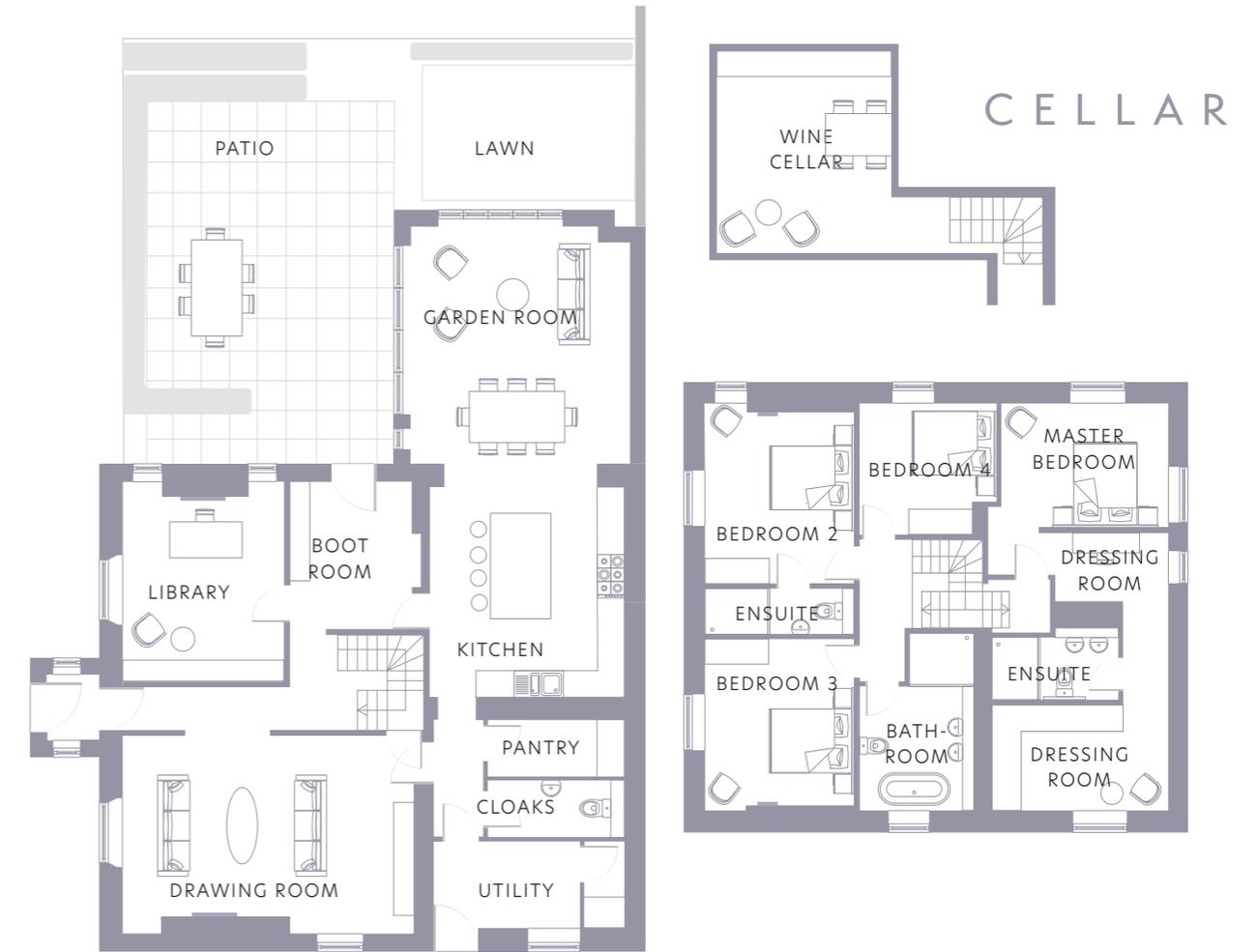
A stunning example of a 19th Century Harewood Estate farmhouse, with Yorkshire stone walls, slate roof and perfectly proportioned sash windows. Now with a newly constructed glazed garden room, spacious outside seating area and landscaped garden, here modern style and luxury convenience meet a property silhouette that has had a place in the local area for generations.

Step indoors and you will be greeted by the generously proportioned interior where understated sophistication predominates. A perfectly organised boot room leads you through to the kitchen at the heart of the home. This large cooking and entertaining space incorporates a generous bespoke kitchen with central island and feature mantle and is served by a walk-in pantry with ample storage and preparation space. The dining space sits within the contemporary light-filled garden room with vaulted ceiling and soft seating looking out onto the landscaped gardens.

To the front of the property sits the large drawing room with feature fireplace and a further reception room which could be used as a library, study or snug, providing options for relaxing evenings and comfort abound. The property also benefits from a full-height wine cellar with room for seating and ample wine storage.

As you ascend to the upper storey the stairs split, allowing a luxurious master bedroom suite where the generous dressing rooms, wardrobes, and master ensuite form an almost apartment-like space within the upper floor. In the other direction are two airy double bedrooms - one with an en suite, one with immediate access to the beautifully-appointed house bathroom. Another sizeable bedroom competes for the best views overlooking the grounds and countryside.

Outside there sits a large double garage with electric sectional door, car charging points, plus further outside store area with separate access.



GROUND FLOOR FIRST FLOOR

GROUND FLOOR DRAWING ROOM 4.38m x 6.50m | KITCHEN 4.65m x 4.35m | LIBRARY 4.43m x 3.60m
 | BOOT ROOM 3.26m x 2.72m | UTILITY 1.92m x 4.25m | CLOAKROOM 1.25m x 3.05m | PANTRY 1.24m x 3.05m |
 GARDEN ROOM 5.77m x 4.90m

FIRST FLOOR MASTER BEDROOM 4.74m x 4.35m | DRESSING ROOM 2.53m x 4.25m | ENSUITE 1.73m x 3.05m |
 BATHROOM 4.26m x 2.77 | BEDROOM 2 4.10m x 3.60m | ENSUITE 1.10m x 3.60m | BEDROOM 3
 3.98m x 3.60m | BEDROOM 4 3.14m x 3.31m

CELLAR WINE CELLAR 4.25m x 3.62m



Designed with a biophilic focus - a desire to connect with nature to improve health and well-being - this unique stone and timber-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.

Choose to enter through the front door, into the double height glazed entrance gallery, or from the double garage or driveway, via the convenient boot room and utility area; The impression of space, sophistication, and comfort here is one that lasts as you venture further inside the property.

On the ground floor, you find spectacular views every way you turn. A large kitchen island sits at the heart of an airy, generously proportioned shared kitchen, dining, and family space that looks out over the terrace, grounds and to the spectacular long distance views below. The bespoke kitchen itself features a design by Nest as well as a walk-in larder with ample storage and prep space. Yet that is far from all that the spacious ground floor offers. An ample separate sitting room provides another quieter space for relaxed evenings.

Upstairs, two large double bedrooms with glamorous dressing areas and built-in wardrobes vie for the highest level of comfort with another even more generous double bedroom with en suite and amazing views over the valley. Down a few steps from the landing lead you to a separate guest suite / teenager annexe / home office space also with long range Easterly views. The master bedroom features an ensuite on the same scale as the magnificent main house bathroom, as well as a dressing room with two built-in wardrobes, and stunning panoramic, long-range views over the green fields of the Wharfe Valley.



GROUND FLOOR SITTING ROOM **6.35m x 5.17m** | KITCHEN **3.10m x 5.40m** | LIVING SPACE **8.62m x 7.69m** | UTILITY **2.95m x 2.37m** | CLOAKS **2.32m x 1.67m** | BOOT ROOM **6.03m x 9.0m**

FIRST FLOOR MASTER BEDROOM **5.7m x 4.95m** | ENSUITE **3.69m x 2.68m** | DRESSING ROOM **1.37m x 1.38m** | BEDROOM 2 **5.7m x 4.3m** | ENSUITE **2.49m x 2.16m** | BEDROOM 3 **5.19m x 3.34m** | DRESSING ROOM **2.42m x 2.22m** | BEDROOM 4 **5.19m x 3.34m** | DRESSING ROOM **2.42m x 2.22m** | GUEST SUITE/HOME OFFICE **6.06m x 5.45m** | ENSUITE **2.8m x 2.52m** | MAIN BATHROOM **3.92m x 2.97m**



With an understated feel to the approach, this collection of buildings date back over 160 years. Now, having been through a meticulous scheme of conversion into a spectacular family home, the sense of space and quality is ever apparent. Leading off the entrance hall with arched barn windows are cloak and boot rooms, bathroom and utility rooms.

Beyond that, you pass beneath the feature staircase to enter the spacious, well-appointed dining room. From here, the luxuriously proportioned sitting room with additional snug or library space stretches in one direction. In the other is a Nest-designed bespoke kitchen with a large kitchen island, walk-in larder with exterior access, and further sitting space. Both the living space and kitchen offer incredible views out over the valley, as does the elevated outside dining and seating area.

Ascend the staircase with its double-height glazed window gallery and you will find no less than three ample double bedrooms. Each has a surfeit of luxurious appointments and built-in wardrobes. Bedroom two has an ensuite and shares the same glorious views as the master bedroom. There is also a guest suite boasting its own ensuite and raised sitting room that could also make the ideal private abode for a teenager.

The finely executed house bathroom and master bedroom both have roof lights to allow even more light into the home. The substantial master bedroom eclipses even the guest suite for space, with its own ensuite and dressing room and spectacular, uninterrupted views through its glazed gable wall.

The property features its own grounds and a separate annexe with a home gym, home office, and convenient bathroom, not to mention covered carport with car charging points.



GROUND FLOOR KITCHEN/LIVING 5.3m x 4.11m | DINING ROOM 4.45m x 3.55m | LIVING ROOM 7.95m x 4.45m |
 SNUG 3.9m x 2.6m | UTILITY 2.4m x 2.02m | CLOAKS 2.44m x 1.3m | BOOT ROOM 3.46m x 1.28m |
 STORE 2.95m X 1.85m | LARDER 2.4m x 2.5m | VERANDA 3.7m x 1.62m

FIRST FLOOR MASTER BEDROOM 5.3m x 4.33m | ENSUITE 2.5m x 2.4m | DRESSING ROOM 3.22m x 2.4m |
 BEDROOM 2 5m x 4.92m | ENSUITE 3.49m x 1.59m | BEDROOM 3 5.56m x 3m | BEDROOM 4 3.69m x 3.81m |
 BEDROOM 5 7.68m x 3.46m | ENSUITE 2.6m x 1.32m | MAIN BATHROOM 4.12m x 2.82m

ANNEX CAR PORT 5.3m x 6.0m | GYM 3.85m x 4.53m | OFFICE 2.5m x 4.03m | BATHROOM 2.13m x 1.5m |
 STORE 2.84m x 4.36m



Chapel Wold's characteristic combination of luxury, sophistication, and comfort within homes that are designed for modern living is very evident in the specification of this unique home.

With a more classic layout, this home offers incredible choice and displays clear purpose in every design decision. The gallery hallway makes the most of the original barn features. From here, you will find a spacious, light-filled sitting room with two pairs of arched barn windows and a bespoke kitchen with a large kitchen island and generous walk-in larder. Adjacent to this is the large dining room, cloakroom and convenient downstairs bathroom, boot room, and utility room—that's not to mention a large guest bedroom that would make an equally attractive home office space.

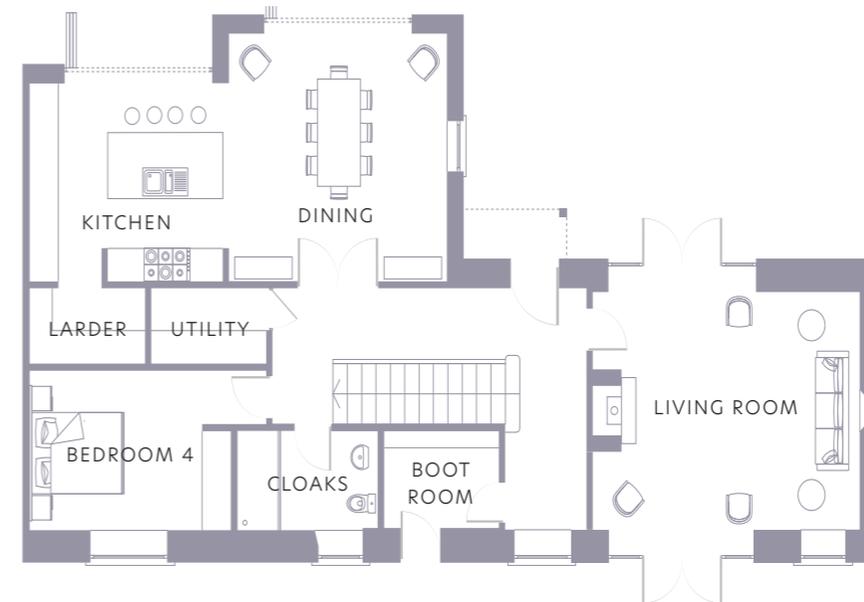
The generosity of space and sophistication continues upstairs. Here, one ample double bedroom with built-in wardrobe sits beside the bespoke house bathroom. Another spacious, well-lit double bedroom with ensuite and built-in wardrobe lies beyond an open gallery area, between the two rests the master bedroom suite. This collection of rooms boasts an en suite, a dressing room with rooflight above, and another dressing area separate from the magnificent sleeping space itself.

Combined with the property's grounds and separate garage with car charging points, this creates a home that enjoys a sympathetic local aesthetic and offers a real chance to connect with nature, at the same time as providing the very best modern living has to offer.



- FIRST FLOOR**
- MASTER BEDROOM **6m x 4.55m**
 - ENSUITE **2.9m x 2.05m**
 - DRESSING ROOM **2.9m x 1.57m**
 - BEDROOM 2 **4.94m x 2.9m**
 - ENSUITE **3.49m x 1.59m**
 - BEDROOM 3 **5.57m x 4.32m**
 - ENSUITE **2.83m x 2.42m**
 - BATHROOM **4.72m X 1.8m**

FIRST FLOOR



- GROUND FLOOR**
- KITCHEN **4.16m x 3.6m**
 - DINING ROOM **4.55m x 4.55m**
 - LIVING ROOM **5.57m x 4.32m**
 - UTILITY **2.4m x 1.37m**
 - CLOAKS **2.94m x 1.76m**
 - BOOT ROOM **2.4m x 1.76m**
 - LARDER **2.4m X 1.37m**
 - BEDROOM 4 **4.94m x 2.9m**

GROUND FLOOR



CHAPEL WOLD
KEARBY

① - PLOT 1

② - PLOT 2

③ - PLOT 3

④ - THE FARMHOUSE



SPECIFICATION

- Freehold title

EXTERIOR

- Electric gates
- Block paved and gravel driveway
- Large double garage with electric sectional door and store to side
- External landscaping including large patio in natural stone, turf to gardens, stocked borders with mix of trees and shrubs

INTERIOR

- Bespoke kitchen, walk in pantry, boot room and utility by Nest Kitchens
- House bathroom with bath, wall hung vanity unit and separate shower
- Master ensuite with walk in spa shower, wall hung vanity unit

PLUMBING AND ELECTRICS:

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

- Metal electrical socket and switch plates
- Hardwired smoke and heat detectors
- Recessed ceiling downlights to kitchen, utility, hallway and bathrooms
- Decorative external lights to all doors

JOINERY

- Extra wide, aluminium bi fold doors
- 'Residence 9' or similar double glazed windows
- Bespoke oversize solid timber front door sets with multi point lock
- Oak internal doors
- Original staircase with hardwood handrail and spindles

FINISHES

- Ceramic floor and wall tiling to bathrooms and ensuites
- Carpets to bedrooms, landing, stairs and lounge
- Ceramic floor tiling to boot room, kitchen, utility and hallway
- Decoration to all rooms

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All visuals and floor plans are artists impressions and may vary due to planning and design requirements. Full up to date details will be provided to purchasers as they are confirmed. Design and Visualisations by Archilime Visualisation.