HAREFIELD HOUSE
SWINDON LANE • KIRKBY OVERBLOW
HARROGATE • HG3 1HH

An exceptional 6 bedroom contemporary house with panoramic southerly views over Lower Wharfedale

Central reception hall • Cloaks/WC • Study • Drawing room
Dining room • Living kitchen • Rear hall/utility

Master suite • Guest suite • 4 further bedrooms • House bathroom

Detached studio • Garden level store rooms • 6 car garaging

Extensive terracing • Landscaped gardens bordering open countryside

In all approximately 2.15 acres (0.87 hectares)

Harrogate 6 miles • Leeds 12 miles
Wetherby 6 miles • Leeds Bradford Airport 11 miles
(All distances are approximate)

These particulars are intended only as a guide and must not be relied upon as statements of fact. Your attention is drawn to the Important Notice on the last page of the text.
Description
Harefield House is a beautifully presented country house, which has been comprehensively remodelled and extended by the current owners. The expansive internal accommodation is presented over three floors and at the heart of this lovely family home, is the stunning open plan living kitchen and dining room. The range of bespoke kitchen units complemented with granite work tops are amply backed up by a separate pantry and utility room. To the first floor is the impressive master and guest bedroom suites, dressing room, together with two further bedrooms and family bathroom. The second floor has an additional two bedrooms. Harefield House has been professionally designed and dressed in collaboration with a leading interior designer and offers the very best of contemporary design and fittings. The originality of the property has been respected and enhanced by clever architectural design. The internal layout offers well proportioned accommodation, ideal for entertaining or for modern day family living, the majority of which enjoys unrivalled views over the surrounding countryside.

Outside
Incredible care and thought has gone into the professionally landscaped gardens and grounds, which are a great credit to Harefield House and form one of the most impressive aspects of the property. The extensive patio opens onto the manicured lawns where one can enjoy both the afternoon and evening sun. The garden is then split into a number of terraces leading to the pond garden, all of which are private. The abundance of trees, shrubs and flower varieties are exceptional and offer interest and all year round foliage. This is a true gardener’s paradise.

Situation
Harefield House takes full advantage of its elevated setting with exceptional views south over Wharfedale towards the Harewood Estate and west towards the dramatic skyline of Ilkley Moor.
The exclusive village of Kirkby Overblow is praised for its rich, diverse and high quality properties and landscape, with Harefield House being one of the reasons for this justification, discreetly situated on the southern side of Swindon Lane. There is a strong sense of village community with two public houses, a church, highly regarded primary school, village shop and various local interest groups, most notably a popular amateur dramatic society.
Kirkby Overblow is positioned between north Leeds and Harrogate, ideal for commuting to the West Yorkshire conurbation. For those travelling further afield Leeds Bradford International Airport is approximately 11 miles to the south west with the A1 (M) motorway at Wetherby approximately 6 miles to the east. There are inter-city rail connections at Leeds and Harrogate, with the latter now having a direct service to London Kings Cross, with a commuter service on the Leeds, Harrogate, York line at both Pannal and Weeton.

Services
Mains water, electricity and drainage are installed.

Tenure
Freehold with vacant possession.

Directions
From the centre of Kirkby Overblow, turn right on to Swindon Lane and proceed down the hill. The electric gated entrance to Harefield House is on the left hand side after approximately 200 metres and before leaving the village itself.

Viewing Arrangements
Knight Frank LLP, 24 Albert Street, Harrogate, HG1 1JT. Tel: 01423 530088  e-mail: harrogate@knightfrank.com  www.knightfrank.co.uk

or

Buchanan Mitchell Ltd, Swale Garth, Helperby, York North Yorkshire, YO61 2NU. Tel: 01423 360055  e-mail: info@buchananmitchell.com

This Plan is based upon the Ordnance Survey Map with the sanction of the Controller of H.M. Stationery Office. Crown Copyright reserved. (ES763454). This Plan is published for the convenience of Purchasers only. Its accuracy is not guaranteed and it is expressly excluded from any contract. NOT TO SCALE.
Important Notice: These particulars are not an offer or contract, nor part of one. You should not rely on statements by Knight Frank LLP in the particulars or by word of mouth or in writing ("information") as being actually accurate about the property, its condition or its value. Neither Knight Frank LLP nor any joint agent has any authority to make any representations about the property, and accordingly any information given is entirely without responsibility on the part of the agents, seller(s) or lessor(s).  
2. Photos etc: The photographs show only certain parts of the property as they appeared at the time they were taken. Areas, measurements and distances given are approximate only.  
3. Regulations etc: Any reference to alterations to, or use of, any part of the property does not mean that any necessary planning, building regulations or other consent has been obtained. A buyer or lessee must find out by inspection or in other ways that these matters have been properly dealt with and that all information is correct.  
4. VAT: The VAT position relating to the property may change without notice. Viewing by appointment only. Particulars dated January 2015. Photographs dated July 2013. Knight Frank LLP is a limited liability partnership registered in England with registered number OC305934. Our registered office is 55 Baker Street, London, W1U 8AN, where you may look at a list of members’ names.