ROWAN GARTH

Brafferton near Boroughbridge





ROWAN GARTH

RASKELF ROAD, BRAFFERTON, YORK YO61 2PG

A BESPOKE DEVELOPMENT OF FIVE HIGH SPECIFICATION HOMES,
COMPRISING TWO SPACIOUS 4 BEDROOM FAMILY HOUSES, TWO
STYLISH 3 BEDROOM VILLAGE HOUSES AND AN INDIVIDUAL 2
BEDROOM BUNGALOW ON THE EDGE OF A POPULAR VILLAGE
BETWEEN BOROUGHBRIDGE AND EASINGWOLD CONVENIENT FOR
THE A1 (M) MOTORWAY



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Richmond Tel: 01748 829217





Situation

The combined villages of Brafferton and Helperby are noted for their individual homes with amenities including two public houses, village hall, two churches, surgery, a butcher shop and public transport all being equi-distant from a wide range of amenities in both Boroughbridge and Easingwold. There is also a variety of private and public schooling options in the area. Whilst offering the best of North Yorkshire village living, the location is increasingly noted for its accessibility with the A1 (M) motorway to the west and A169/A19 to the north and east, providing accessibility to the region's commercial centres, including the likes of York and Harrogate as well as the Teeside and West Yorkshire conurbations. There are connections to the East Coast mainline rail service at Thirsk and York with airport options at Teeside and Leeds/Bradford.

The Development

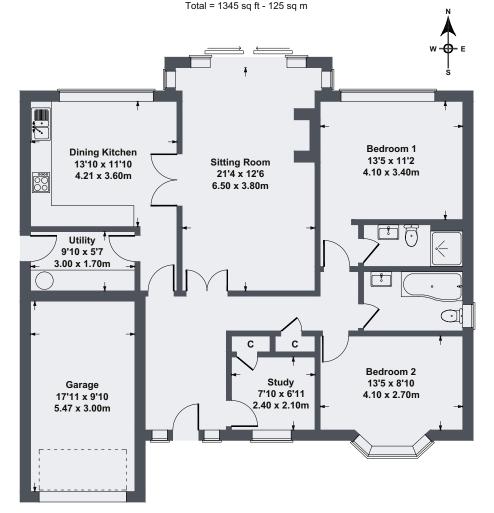
Specialist residential developers Sullivan Homes are again working in conjunction with highly respected local builders, Al Hawkridge, combining their skills at Rowan Garth to construct a range of exceptional new homes that on the one hand respect the semi-rural setting and on the other exceed the high expectations of modern day living. The result is a development of only five homes that are each different in design whilst complimentary and situated on a private driveway that will be jointly owned to enhance the exclusive nature of the Rowan Garth development. There has been close attention to specification throughout the design process with air source heating and solar roof panels together with the benefits of traditional cavity wall construction. The same attention applies internally with purchasers also offered the opportunity to specify kitchen and sanitaryware choices (depending on the stage of construction).

The Specification

As one would expect with a bespoke development of this calibre, the specification throughout cannot fail to impress. Traditionally built with external design detailing that is individual to each of the five properties, these superb new homes, which face south-east, will benefit from air source heating and individual solar panels. Subject to the build programme,

Plot 1, Rowan Garth, Brafferton Near Boroughbridge

Approximate Gross Internal Area Main House = 1173 sq ft - 109 sq m Garage = 172 sq ft - 16 sq m

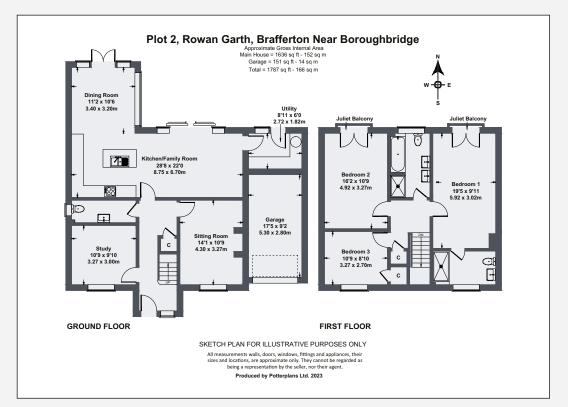


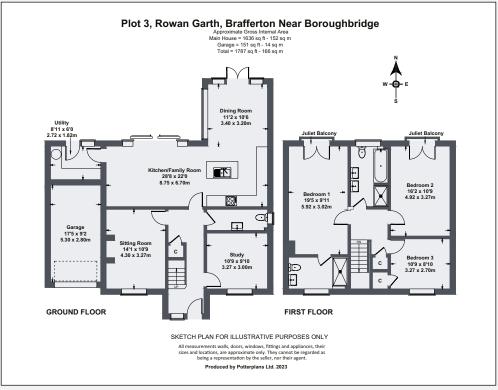
GROUND FLOOR

SKETCH PLAN FOR ILLUSTRATIVE PURPOSES ONLY

All measurements walls, doors, windows, fittings and appliances, their sizes and locations, are approximate only. They cannot be regarded as being a representation by the seller, nor their agent.

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purchasers will have the opportunity to personalise with allowances for kitchen fitments, sanitaryware and tiling. The internal attention to detail includes oak handrails and the choice of emulsion wall colour, again subject to the build programme. The electrical design reflects the practical uses of the individual rooms with chrome wall switches and sockets internally. Externally, immediate front gardens will be turfed, with rear gardens seeded with appropriate fencing and/or hedging to delineate boundaries. All properties are offered with a 10 year major defect warranty plus manufacturer warranties on fittings where appropriate.

The Properties

Rowan Garth from the outset has been aimed at being individual and different to the norm. The outcome is a development of five homes of varying size and design.

PLOT 1 - Bylands – A detached 2 bedroom bungalow with 2 bath/shower rooms (one en-suite) with a lovely living space having a high pitched feature window and patio doors to the rear garden, plus double doors to the dining kitchen. There is also a separate utility room and study. Approx floor area: 1173 sq ft (plus single garaging)

PLOT 2 – Lawson House – A detached 3 bedroom house arranged to offer flexible living with a strong, open plan feel on the ground floor combining the family room, kitchen as well and dining room into one overall open plan area, aswell as 2 additional reception rooms. There is also a guest cloakroom and utility room. The first floor offers 3 double bedrooms and 2 bath/shower rooms (one en-suite), with the 2 main bedrooms having juliet balconies. Approx floor area: 1636 sq ft (plus single garaging)

PLOT 3 – Coates House – Offering the same size, layout and flexibility as Lawson House but handed in design. Other notable features include wide patio doors off both the family room and dining room leading onto a full width terrace. There is a formal sitting room plus a snug/study that could also be used as an additional bedroom on an occasional basis. Approx floor area: 1636 sq ft (plus single garage)

PLOT 4 – Lambert House – A detached 4 bedroom family home with the added benefit of substantial garden areas to both the front and rear. This property offers large spacious rooms including a sitting room with patio doors to the rear terrace and garden, and a generous dining kitchen with almost full length patio doors to the terrace and garden. There is also a study, cloakroom and utility room that connects to the garage. There are 4 double bedrooms with a wonderfully proportioned principal bedroom with en-suite, guest suite also with en-suite and spacious house bathroom. Approx floor area: 1948 sq ft (plus integral double garage)





PLOT 5 – Rymer House – The largest house at Rowan Garth, taking full advantage of its setting bordering open countryside on two sides, and standing in a substantial plot to both front and rear. This 4 bedroom detached family house continues the contemporary design theme with the large open dining kitchen being the centrepiece of the house with patio doors to the full width terrace and views over the rear garden. There is a formal through sitting room, also with patio doors to the terrace, together with a study/snug plus a cloakroom and utility room on the ground floor. The first floor bedroom arrangement is equally spacious and ideal for family life. There is a principal bedroom suite comprising bedroom, dressing room and shower room. There is guest bedroom suite and 2 further double bedrooms and substantial house bathroom all arranged around a gallery landing. Approx floor area: 2347 sq ft (excluding detached double garage with loft storage/ potential)

Additional information

Tenure: Freehold with vacant possession on legal completion.

Services: Mains water, electricity and drainage. Air source heating and solar panels.

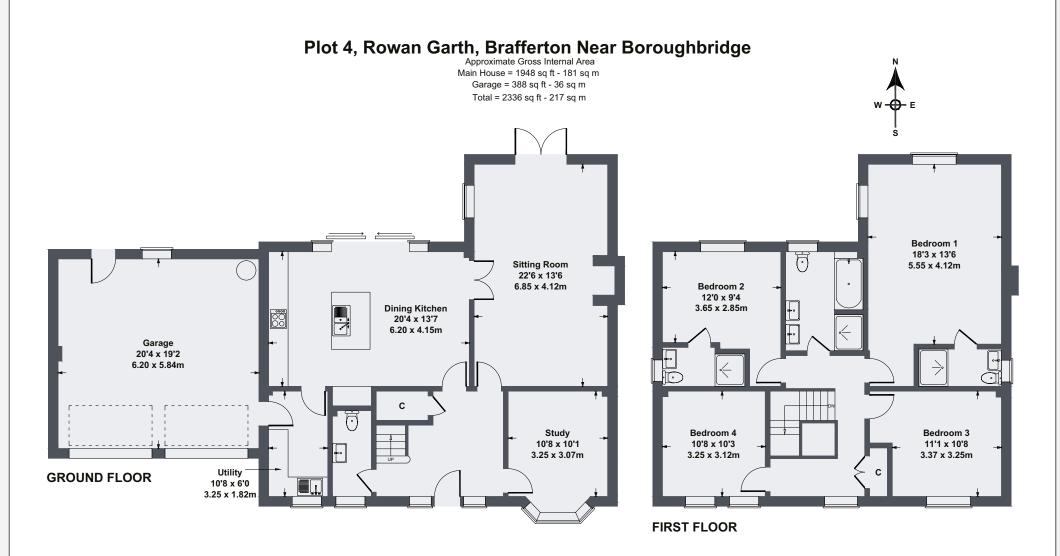
Viewings: As this is an active building site viewings are strictly by appointment with the agent.

Selling agents: GSC Grays Boroughbridge 01423 590500 (tajw@gscgrays.co.uk)

Layouts: The internal fitment layouts on the plan are indicative only.

what3words: thousands.slurs.troubled

Agents Note: The development and individual house names are being used for marketing purposes and may be subject to change.



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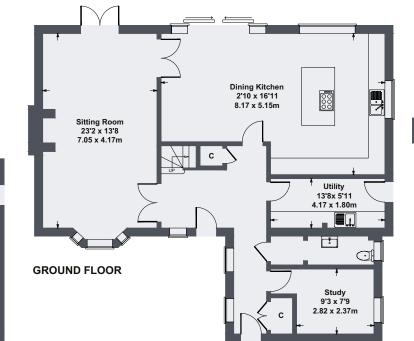
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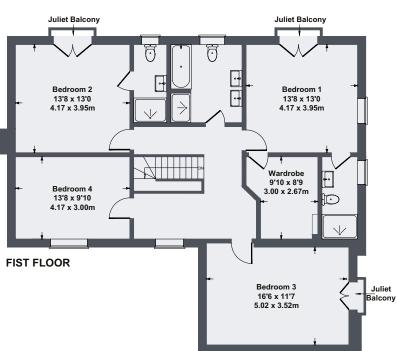
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Plot 5, Rowan Garth, Brafferton Near Boroughbridge Approximate Gross Internal Area

Approximate Gross Internal Area Main House = 2347 sq ft - 218 sq m Garage = 398 sq ft - 37 sq m Total = 2745 sq ft - 255 sq m







GARAGE

Garage 20'0 x 19'11

6.10 x 6.07m

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Particulars written: May 2024 CGIs produced & photographs taken: October 2023