

# ROWAN GARTH

Brafferton near Boroughbridge



GSC GRAYS

PROPERTY • ESTATES • LAND

## 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 BOROUGHBIDGE AND EASINGWOLD CONVENIENT FOR THE A1 (M) MOTORWAY



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## 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

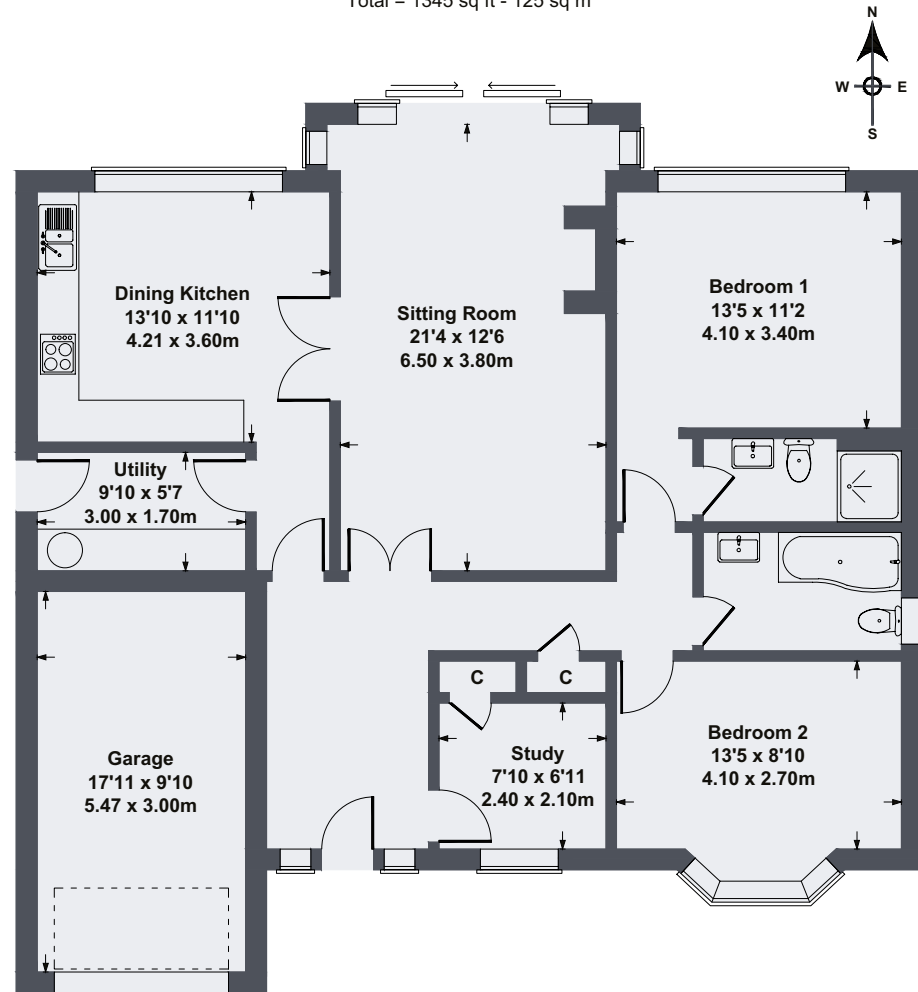
Specialist residential developers Sullivan Homes are again working in conjunction with highly respected local builders, AJ Hawkrige, combining their skills at Rowan Garth to construct a range of exceptional new homes that on the one hand respect the semi-rural setting and on the other exceed the high 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  
Total = 1345 sq ft - 125 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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**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.

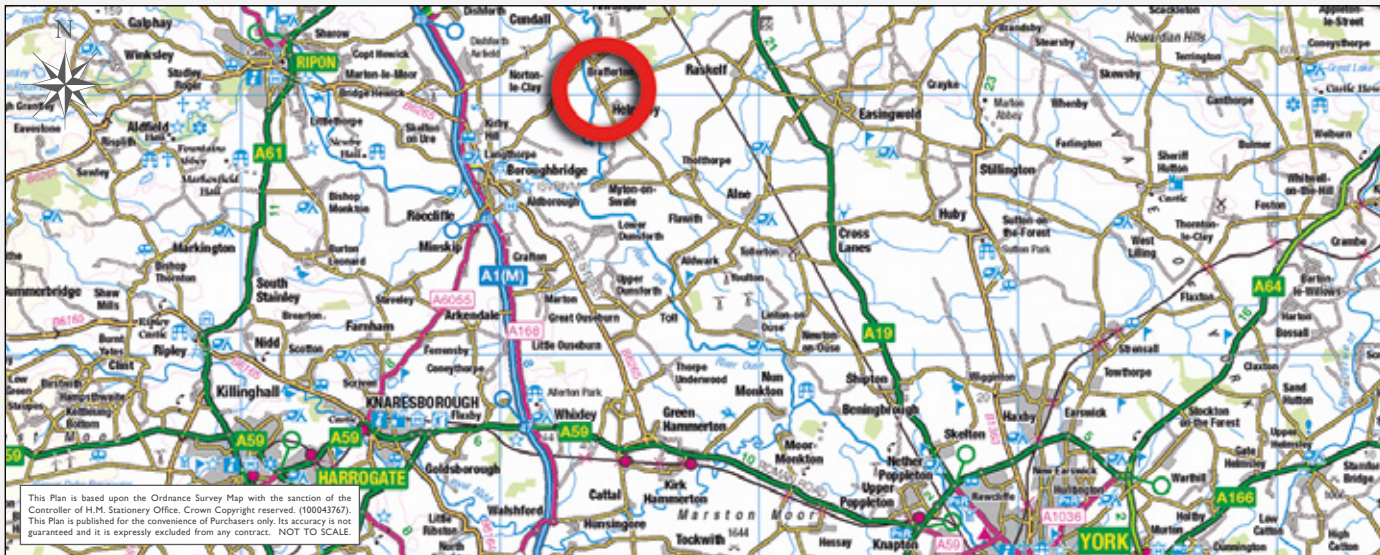
**Viewings:** As this is an active building site viewings are strictly by appointment with the agent.

**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

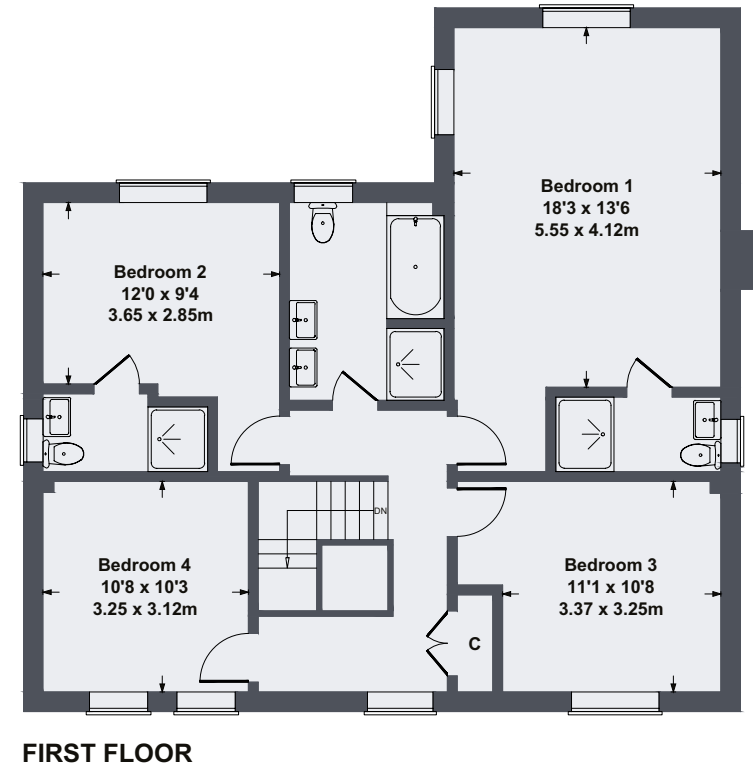
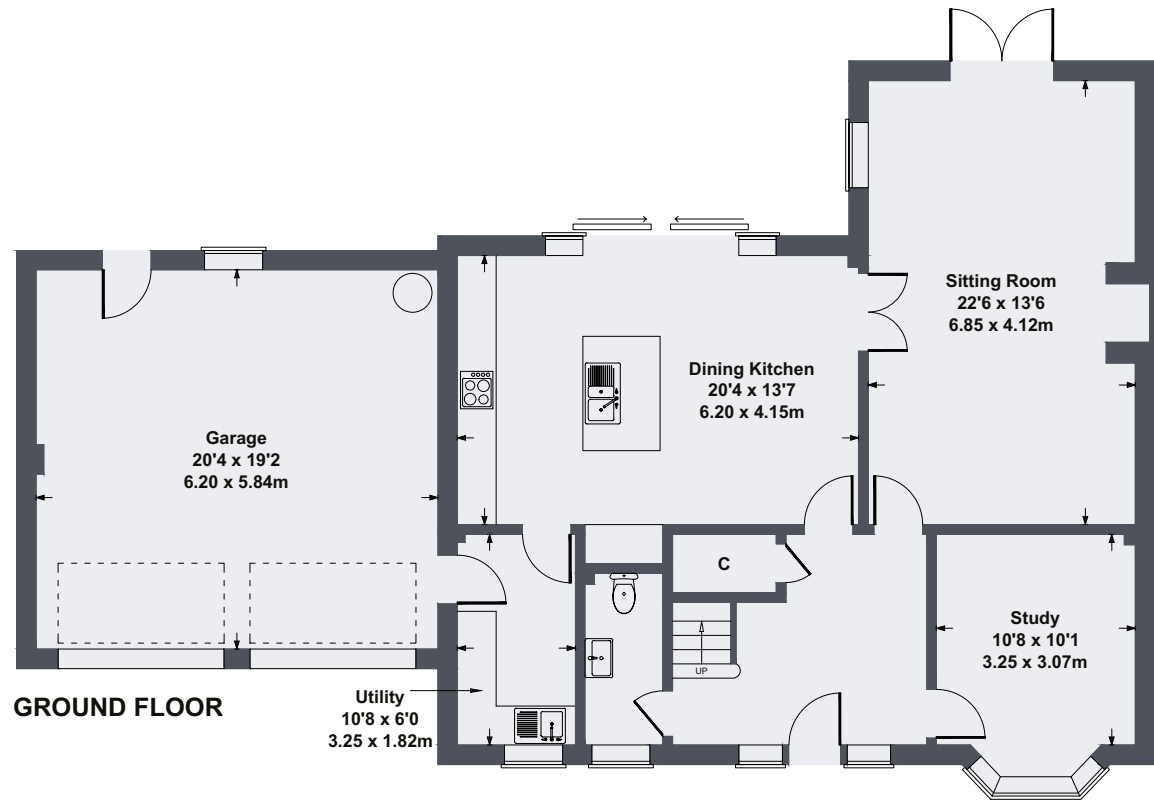
**Agents Note:** The development and individual house names are being used for marketing purposes and may be subject to change.



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## Plot 4, Rowan Garth, Brafferton Near Boroughbridge

Approximate Gross Internal Area  
Main House = 1948 sq ft - 181 sq m  
Garage = 388 sq ft - 36 sq m  
Total = 2336 sq ft - 217 sq m



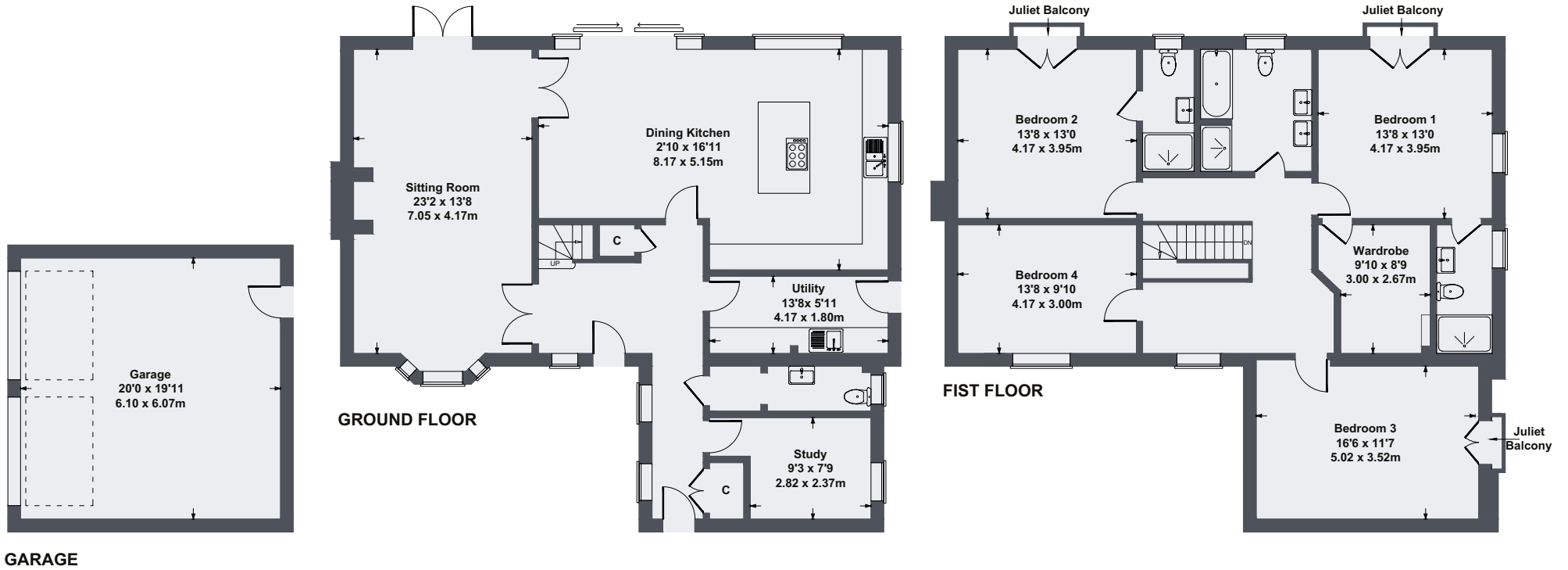
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## Plot 5, Rowan Garth, Brafferton Near Boroughbridge

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



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Particulars written: May 2024

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