



## Plot 8 - The Hemmel

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Spring House Farm Barns  
Kitchens  
(Hornbeam Barn)



## Spring House Farm, Raskelf Guide Price £550,000

A magnificent 3 bedroom barn conversion of significant style and outstanding quality, featuring a stunning dining kitchen, high vaulted ceilings and a wealth of exposed beams, complemented by an enclosed garden, open bay garage plus an option to buy a paddock.

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Kitchens  
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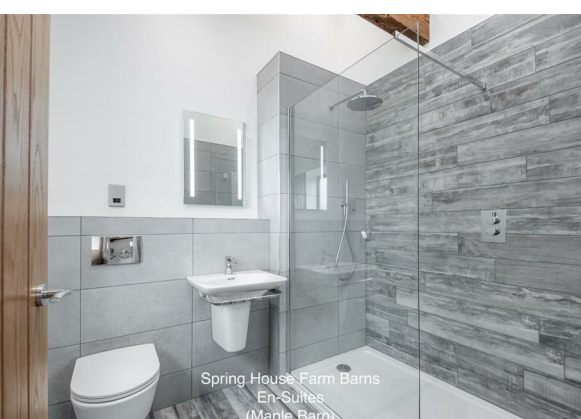
Spring House Farm Barns  
Kitchens  
(Maple Barn)



Spring House Farm Barns  
Kitchens  
(Maple Barn)



Spring House Farm Barns  
Living Rooms  
(Maple Barn)



Spring House Farm Barns  
En-Suites  
(Maple Barn)

## Spring House Farm Barns

A simply stunning range of 9 new barn conversions of immense style, charm and character currently being built by local developer Howardian Developments within a former 18th Century rural farmstead located 3.5 miles west of Easingwold and 13 miles north of York. Providing a contemporary mix of both single and two storey living space, Spring House Farm Barns offer buyers an exciting option to choose and personalise their own kitchens, bathrooms and floor coverings whilst also having an additional option to purchase adjoining paddocks by way of separate negotiation.

Located half a mile off the Raskelf to Tholthorpe road and created within a range of farm buildings dating back to the 1780's, each of these fabulous new barn conversions will feature slate roofed open bay garages with provision for EV charging points, 2 additional parking spaces, enclosed gardens, double glazing and a combination of LPG fuelled underfloor heating (ground floor only) and radiator heating on the first floors. Each property will also come with a 10 year peace of mind warranty courtesy of Advantage Home Construction Insurance.

A schedule of allowances is currently available by the developer for each buyer to choose and stylize their own kitchens, bathrooms, en-suites and floor coverings with an option to upgrade any of their interior choices with the overspend being chargeable back to the buyer. There is also an option to upgrade most of the barns to feature a woodburning stove. Further details on the woodburning stove option and all other specifications are available upon request.

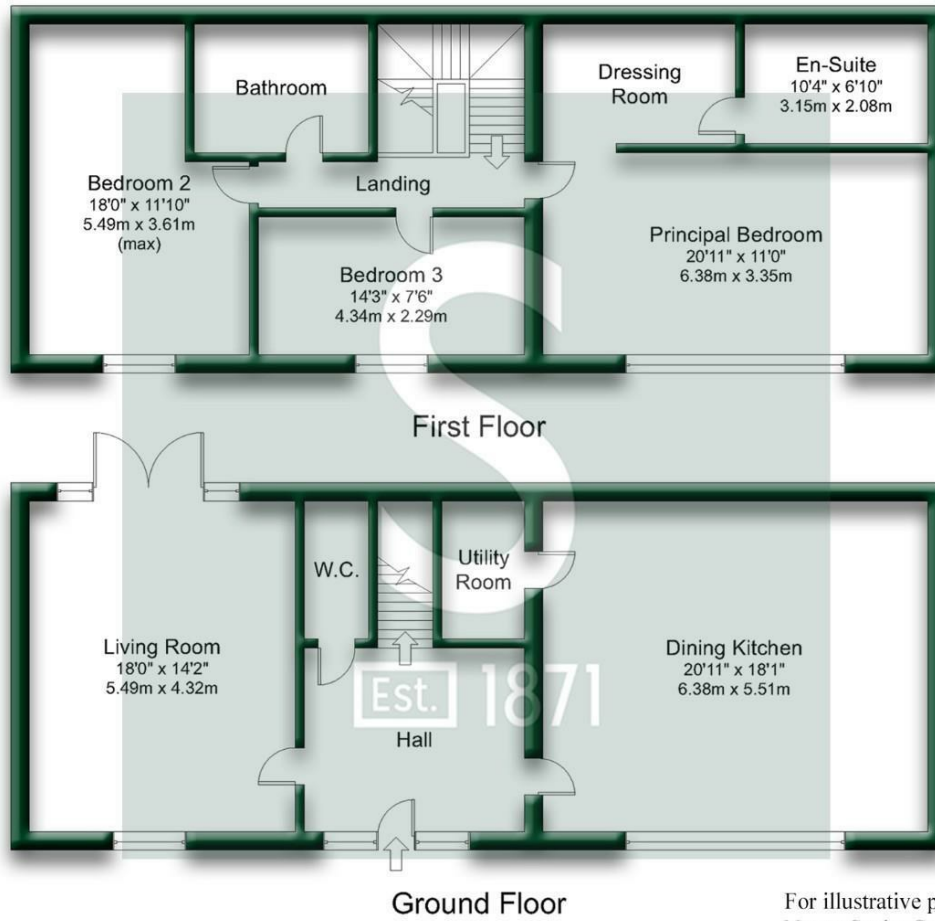
Details on the specific Schedule of Allowances for individual plots and the developer's preferred choice of suppliers are available upon request.

All properties are currently under construction with completion timescales currently estimated for the 4th quarter of 2024.

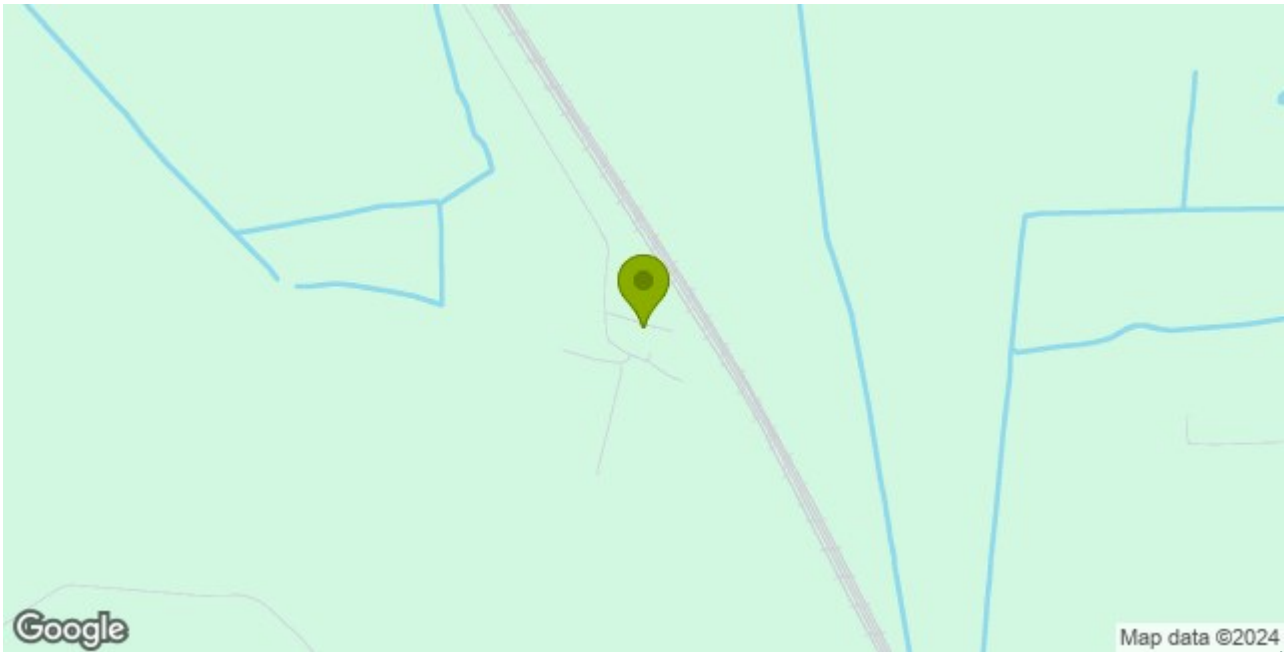
Please note that all room dimensions are approximate and have been taken off the developer's working drawings and may be subject to changes. All images are computer generated and have all been provided purely for guidance and reference only.

Each barn will pay an annual service charge for the maintenance of the access road. Further details upon request.

\*\*\* Please note that all viewings and site visits are strictly by appointment through the selling agent - Stephenson's in Easingwold \*\*\*



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