

# Cottage Farm, York YO61 3DS

£1,200,000

# Stephensons

land & new homes



An intimate development of just 4 luxuriously appointed 3, 4 and 5 bedroom new homes crafted by the highly regarded Easingwold based developer, Ambleside Homes. Discreetly positioned in idyllic rural surroundings while enjoying exceptional connectivity, only a 1,000 metre walk from a vibrant Georgian market town square and within a 15 minute drive of the historic city of York.

Tenure: Freehold  
 Services/Utilities: Electricity, Water and Sewerage are understood to be connected  
 Broadband: Up to 76 Mbps\* download speed \*Download speeds vary by broadband providers so please check with them before purchasing.  
 EPC Rating: TBC  
 Council Tax: TBC - North Yorkshire Council  
 AGENTS NOTE  
 Imagery Disclaimer: Some photographs and videos within these sales particulars may have been digitally enhanced or edited for marketing purposes. They are intended to provide a general representation of the property and should not be relied upon as an exact depiction.



Providing the perfect balance of countryside living and urban convenience, this exclusive collection of 2 barn conversions and 2 traditional new builds have been meticulously conceived to deliver sophisticated living spaces, superior finishes and a seamless connection to its tranquil surroundings.

THE PINES ~ PLOT 4

A striking, barn inspired residence extending to approximately 2,790 sq ft, offering an exceptional standard of contemporary living, meticulously designed to maximise space, natural light and embrace the delightful paddock views to the rear.

This remarkable home welcomes you with an impressive reception hall, where a dramatic vaulted ceiling and elegant staircase create an immediate sense of scale and architectural presence. From here, the accommodation flows effortlessly into a well-proportioned home office, a spacious sitting room with direct access to the rear garden and a truly spectacular 35'4" (10.77m) long open-plan dining kitchen and living space, designed as the heart of the home where expansive glazing invites light to flood the interior while creating a seamless connection to the garden beyond.

A substantial 18'8" (5.69m) utility and boot room off the kitchen provides excellent additional space with direct access out to the side and front of the property.

To the first floor, a galleried landing overlooks the reception hall below, enhancing the home's sense of volume and architectural cohesion. The principal suite provides a luxurious and private retreat, complete with both a dressing room and a luxurious en-suite shower room. A generous guest bedroom also benefits from its own en-suite shower room, while 2 further double bedrooms are served by a stylish family bathroom.

Externally, The Pines continues to impress with 2 double-width parking areas and an attached double garage providing ample space and convenience, while the gardens are delivered fully turfed for immediate enjoyment. The rear garden has been carefully considered to complement the setting, featuring 2 paved seating areas and paddock views offering a rare sense of openness, tranquility, and connection to the surrounding countryside.

SPECIFICATION & KITCHEN CHOICES

Every home is designed with strong energy efficiency in mind including triple glazing, air source heat pumps, underfloor heating on the ground floors and radiators upstairs. Solar panels are also installed to help reduce energy costs.

Buyers can currently choose from a premium selection of kitchen and utility room cabinetry\*, available in a variety of colours and complemented by a choice of quartz worktops. Each kitchen is also equipped with a Quooker instant boiling water tap and a full range of integrated NEFF appliances.

All bathrooms, en-suites and cloakrooms feature high quality sanitary ware by Roper Rhodes, with buyers currently able to select their preferred wall tiling.

In addition, all garages are fitted with automated doors for added convenience.

\* Choices are from a limited range selected by Ambleside Homes and dependent on the build stage of each property.

WARRANTY & MANAGEMENT CONTRIBUTION

Each property comes with a peace of mind 10 year ICW warranty and each owner shall be responsible for an annual contribution of approximately £840 towards the maintenance, repair and general upkeep of the driveway and any shared or common areas.

COMING SOON

Thresher Barn (Plot 2) at £995k and Cloverfield Barn (Plot 3) at £1.4m



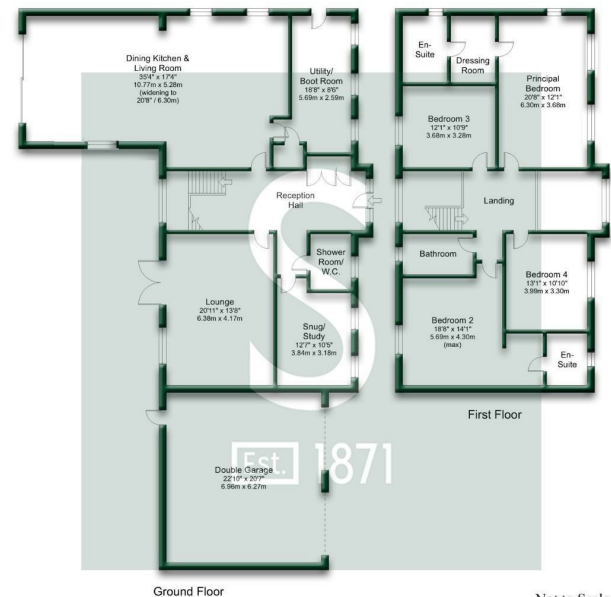
Partners:

- J F Stephenson MA (Cantab) FRICS FAAV
- I E Reynolds BSc (Est Man) FRICS
- R E F Stephenson BSc (Est Man) MRICS FAAV
- N J C Kay BA (Hons) pg. dip MRICS
- O J Newby FNAEA
- J E Reynolds BA (Hons) MRICS
- R L Cordingley BSc FRICS FAAV
- J C Drewniak BA (Hons)
- E G Newby MRICS
- T Brooks MNAEA

York: 01904 625533  
 Boroughbridge: 01423 324324  
 Easingwold: 01347 821145  
 Selby: 01757 706707  
 Haxby: 01904 809900

Associate Partners:

- N Lawrence
- I Jarvis MNAEA



Gross internal floor area excluding Double Garage (approx.): 259.1 sq m (2,790 sq ft) Not to Scale. Copyright © Apex Plans. For illustrative purposes only.