Cottage Farm, York YO61 3DS

£1,100,000

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
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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.

THRESHER BARN ~ PLOT 2

A creatively designed and sympathetically converted barn of immense charm and character providing approximately 2,452 sq ft of accommodation featuring flexible extended ground floor living space, a double garage, the original granary and glorious far reaching rural views creating a rare and inviting sanctuary that balances contemporary sophistication with timeless charm
A truly captivating home where architectural integrity and contemporary charm unite as you are welcomed by a wonderful reception hall. From here, doors lead into a sumptuous sitting room, where floor-to-ceiling sliding glazed doors flood the interior with light and frame a serene and intimate private courtyard.

At the heart of this exceptional residence lies the spectacular 27'10" (8.48m) dining kitchen, a space designed for both daily living and entertaining in style. Expansive glazing invites the outside in, bathing the room in natural light while offering seamless access to the south-facing garden and breathtaking rural views beyond.

The ground floor is further enhanced with an en-suite double bedroom with direct courtyard access, alongside a versatile 4th bedroom or home office and an additional bathroom, ensuring flexibility and comfort.

Upstairs boasts two principal bedroom suites provide private retreats of unparalleled luxury. Each suite is generously proportioned, designed to capture glorious, far-reaching rural views and both include a bespoke dressing room and a sumptuous en-suite shower room.

Externally, a double-width parking bay sits prominently in front of the barn, while a private driveway winds alongside the original granary, leading to an additional secluded parking area and a detached double garage. The south-facing rear garden comes ready turfed and features a paved seating area directly off the dining kitchen and the renovated 602 sq ft (26 sq m) original granary presents an exceptional opportunity for a buyer to re image its interior to create a truly unique space.

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.

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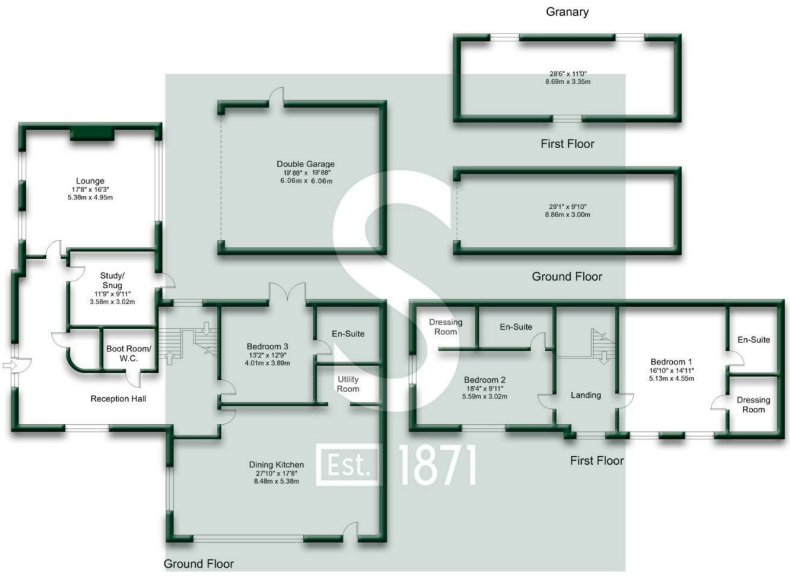

Gross internal floor area (approx.): 227.7 sq m (2,452 sq ft)
Gross internal floor area Granary (approx): 26 sq m (602 sq ft)

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