



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.

CLOVERFIELD BARN ~ PLOT 3

An exceptional barn inspired home of remarkable scale and presence, offering approximately 3,457 sq ft of refined contemporary living space. Occupying a substantial plot with beautifully proportioned gardens, the home commands uninterrupted, far-reaching views across open countryside, creating a setting of rare tranquility and distinction.

A breathtaking reception hall establishes an immediate architectural statement, where a soaring vaulted ceiling and oak staircase combine to create a refined and memorable sense of arrival. From this space, the layout unfolds with quiet sophistication into a thoughtfully proportioned home office, an intimate snug with rear garden access and a satisfying 247" (7.49m) long dual aspect sitting room, where 2 sets of doors dissolve the boundary between interior and garden.

At the heart of the home lies a spectacular 25'8" (7.82m) dining kitchen with expansive sliding glazed doors allow natural light to flood in while framing views of the garden. The ground floor is further enhanced by a cloakroom/WC and a generous utility and boot room for practicality.

A striking galleried landing overlooking the reception hall below enhances the home's sense of volume and architectural cohesion. From here, the accommodation unfolds into 2 exceptional principal bedroom suites, both generously proportioned and positioned to capture glorious, far-reaching rural views and both benefiting from its own bespoke dressing room and a luxuriously appointed en-suite shower room, creating refined and private retreats. The first floor is further complemented by 3 additional double bedrooms and a beautifully styled family bathroom.

Externally, a gravelled driveway provides extensive parking and access into a substantial attached triple garage. To the rear, the expansive south and west facing L-shaped garden has been thoughtfully designed for both relaxation and entertaining, delivered fully turfed and complemented by a paved seating area. Positioned to maximize its setting, the garden also enjoys views across the adjacent paddock and open countryside beyond, offering a rare sense of space, privacy and connection to the surrounding landscape.

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.

AmblesideHomes

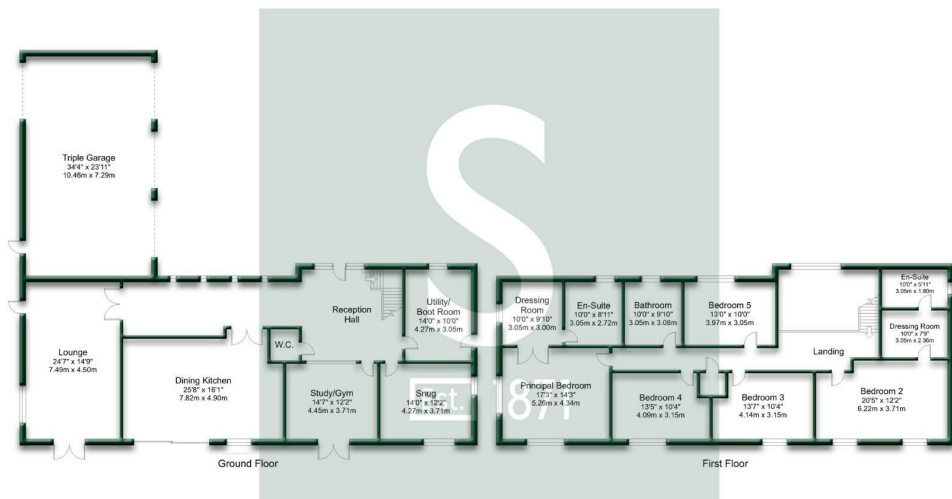
Partners:

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
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 Selby: 01757 706707
 Haxby: 01904 809900

Associate Partners:

N Lawrence
 I Jarvis MNAEA



Gross internal floor area excluding Triple Garage (approx.): 321.1 sq m (3,457 sq ft) Not to Scale. Copyright © Apex Plans. For illustrative purposes only.