

# PARK VIEW FARM

Park View Farm, Finghall, Leyburn, DL8 5ND

[www.restoreyourpieceofhistory.com](http://www.restoreyourpieceofhistory.com)



# PARK VIEW FARM

Park View Farm in Finghall is the latest exclusive development created by RESTORE. Four detached luxury homes situated on a private cul-de-sac have been designed and built to seamlessly connect with the traditional local architecture. These magnificent properties combine energy efficient construction methods, a premium specification of fixtures and fittings, and award-winning interior design. Each property will benefit from bi-folding aluminium doors leading on to large natural stone patios; underfloor heating throughout the ground floors; and air source heat pumps, providing owners with lavish yet eco-friendly living. At the heart of each home is a bespoke kitchen with quartz composite worktops and integrated appliances. Every boutique bathroom has been lovingly designed with practicality and opulence in mind. Locally sourced stone, natural slate roof tiles and heritage style windows make this development an authentic addition to this picturesque North Yorkshire village.





# THE LOCATION

- Highly sought after Richmondshire village.
- Walks across open countryside on the doorstep.
- Cafés, pubs, restaurants, and a range of retail in the nearby town of Leyburn.
- Excellent schools very close by, including the renowned Aysgarth School (1.72 miles); and Hunton and Arrathorne Community Primary School (1.72 miles) and Spennithorne Church of England Primary School (2.84 miles), both recently rated as Ofsted good.
- Just five miles to the A1 for connections to the north and south.





# THE DEVELOPMENT

- Conversion of an old stable block to create a characterful bungalow.
- Three stunning detached stone houses detailed to tie in with the local properties, and delivering a high level of contemporary interior design.
- A bespoke development with a private driveway off the heart of Finghall village.
- Residing in a picturesque farmyard setting, these exclusive homes provide truly characterful living.
- Timber framed construction has been used to maximise energy efficiency.





# GENERAL SPECIFICATION

## STRUCTURE

- ICW 10-year ICW structural building warranty
- Timber framed construction for maximum energy efficiency
- A-rated double-glazed windows from the Genesis Collection
- Locally sourced stone walls
- Natural slate roofing tiles
- Galvanised steel rainwater goods
- XP88 flush finish slimline bi-folding doors
- Multi-point locking composite front doors

## HEATING

- High efficiency air source heat pumps, reducing carbon footprint and lowering energy bills
- Wireless heating controls
- Piped underfloor heating to ground floor
- White column radiators to upper floors

## ELECTRICAL

- Bespoke lighting throughout
- Downlights to kitchen area workspace
- White soft edge sockets and switches throughout
- Dedicated electric vehicle charging point to each property

## KITCHENS

- Award winning interior design
- Kitchen islands enabling open plan living
- Bespoke kitchens cabinets to maximise space efficiency
- Handmade cabinet doors and panels
- Caesarstone or Silestone worktops
- Belfast sinks
- Premium glazed porcelain tiled splash-backs
- Single lever brushed nickel mixer tap
- Integrated appliances

## BATHROOMS

- Award winning interior design
- Brushed nickel brassware
- Marble tiled floors and stone counters
- Counter-top basins over bespoke vanity units
- Wall mounted toilets with dual flush, concealed cisterns and soft-close seats
- Full height tiling to shower areas
- Classic wooden panelling to other areas
- Traditional column style towel radiators

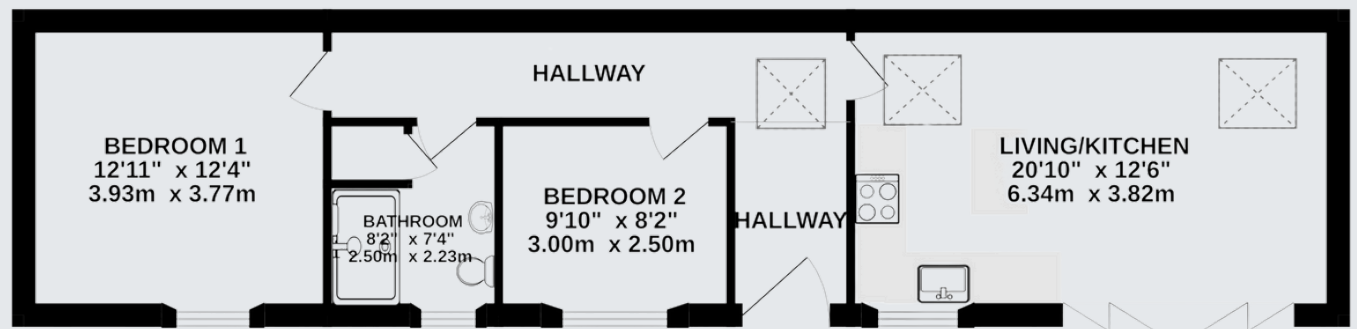
## INTERIORS AND FINISHES

- Award winning interior design
- Satin nickel internal doors handles
- Contemporary colour scheme to walls and woodwork





# PLOT ONE



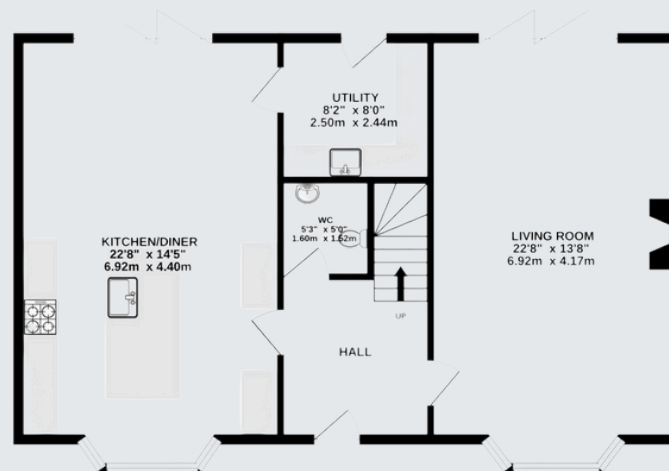
Approx. Gross Internal Floor Area: 736sqft



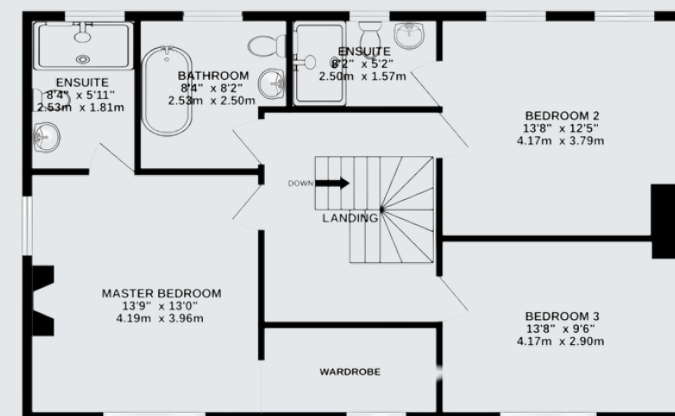


# PLOT TWO

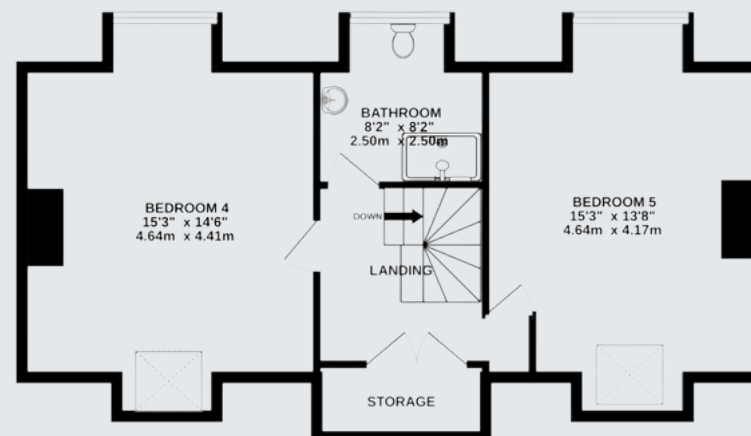
Ground Floor



1st Floor



2nd Floor

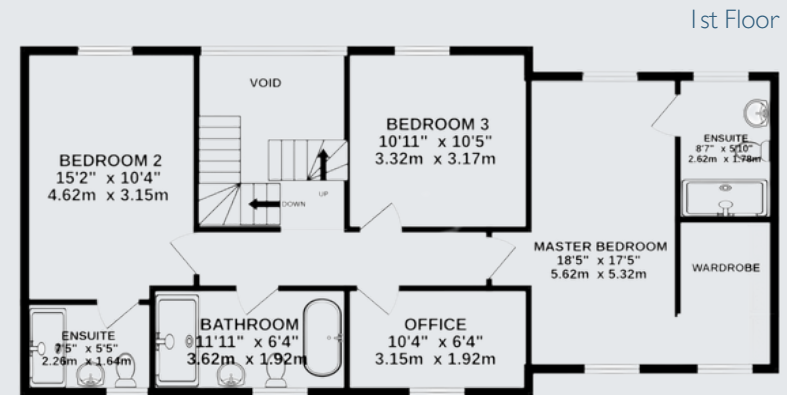
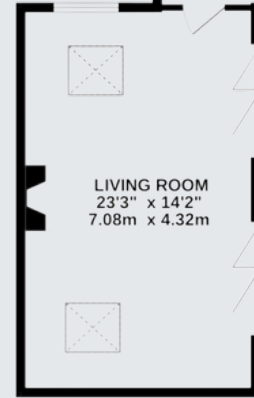
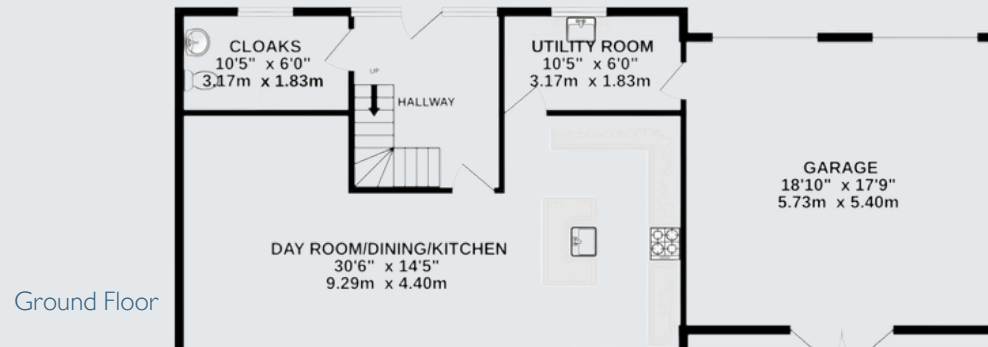


Approx. Gross Internal Floor Area: 2378sqft

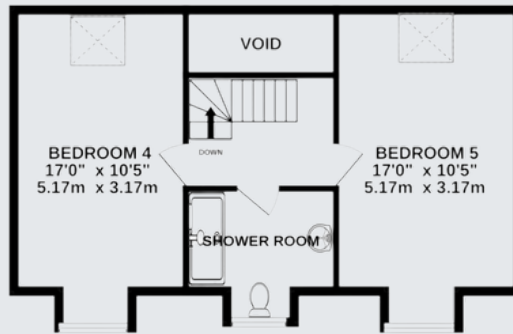




# PLOT THREE



## 2nd Floor

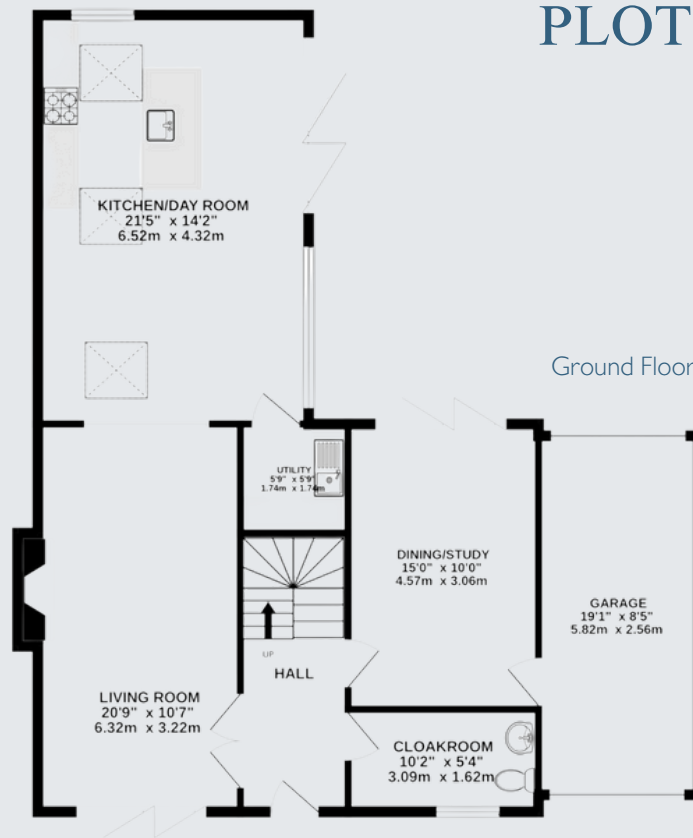


Approx. Gross Internal Floor Area: 2453sqft

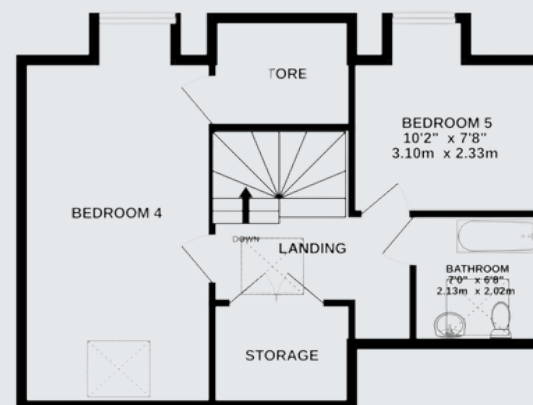




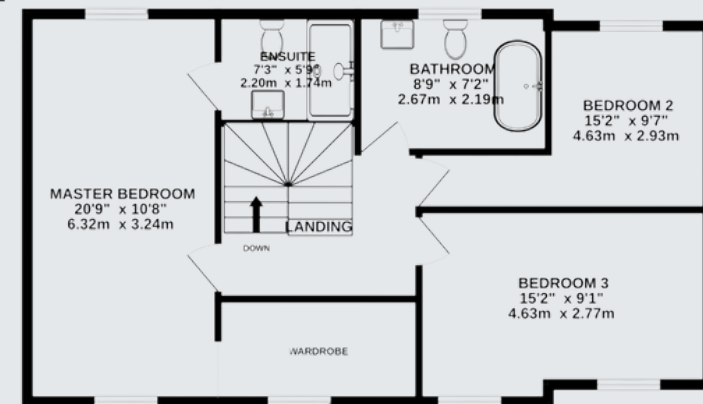
# PLOT FOUR



## 2nd Floor



## 1st Floor



Approx. Gross Internal Floor Area: 2163sqft



*RESTORE is an experienced team creating bespoke developments with historical and architectural interest to deliver truly characterful living.*

# RESTORE

## YOUR PIECE OF HISTORY

Owing to the team's track-record operating a successful design and build company in London for twelve years, RESTORE has a particular focus on the efficiency and use of space to complement the day-to-day lives of busy families and professionals; whilst creating properties with a high level of design interest.

As refurbishment and conversion projects are much more common in our nation's densely populated capital, the team at RESTORE have a longstanding passion for restoration, particularly of historic and period buildings, and also constructing in a traditional style.

RESTORE's extensive experience in sensitively restoring and designing for aspirational modern living makes them the perfect fit to breathe life back into neglected historical buildings as well as to sympathetically build new alongside them, creating vibrant and exclusive luxury homes.





PARK VIEW FARM

**prestonbaker**

0113 487 8787

[Lnh@prestonbaker.co.uk](mailto:Lnh@prestonbaker.co.uk)

**Claire Scott**

Land & New Homes Director

Developer Network Association - DNA

Mobile - 07525 394820



**R E S T O R E**

YOUR PIECE OF HISTORY

Park View Farm, Finghall, Leyburn, DL8 5ND

[www.restoreyourpieceofhistory.com](http://www.restoreyourpieceofhistory.com)