



FOSS BANK FARM

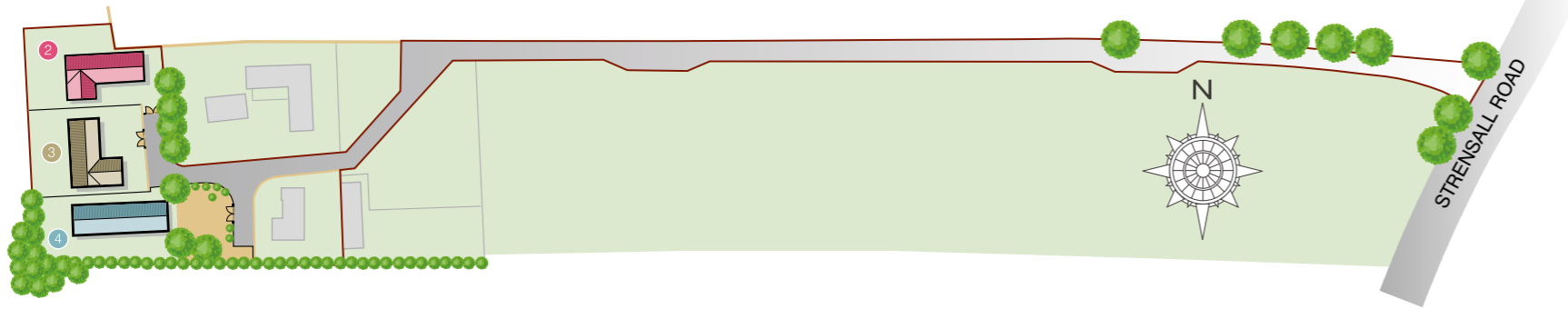
EARSWICK

VILLAGE COLLECTION



SWANHOME
DEVELOPMENTS Ltd

INTRODUCING FOSS BANK FARM



- PLOT 2 THE GRANARY** 4 bedroom detached house
- PLOT 3 THE LODGE** 4 bedroom detached house
- PLOT 4 THE GRANGE** 5 bedroom detached house



COMBINING RURAL CHARACTER WITH CONTEMPORARY LIVING.

Enjoying an attractive setting in the desirable village of Earswick, near York, Foss Bank Farm is an exclusive new collection of three luxury detached homes from award-winning housebuilder, Swanhome Developments. These stunning bespoke properties have been carefully designed to reflect the desirable rural style of traditional barn conversions whilst incorporating an outstanding contemporary specification with a host of superior features and appliances throughout.

Foss Bank Farm typifies the quality and style of development which family-owned Swanhome Developments have been building locally for over 40 years. Renowned for their craftsmanship, personal touch and commitment to customer service, Swanhome specialise in homes built for the individual - a welcome alternative to mass-produced properties on high-density sites. Swanhome fuse traditional skills with the latest technology and construction techniques to create homes that combine timeless style with design innovation.

DESIGNED WITH YOU IN MIND



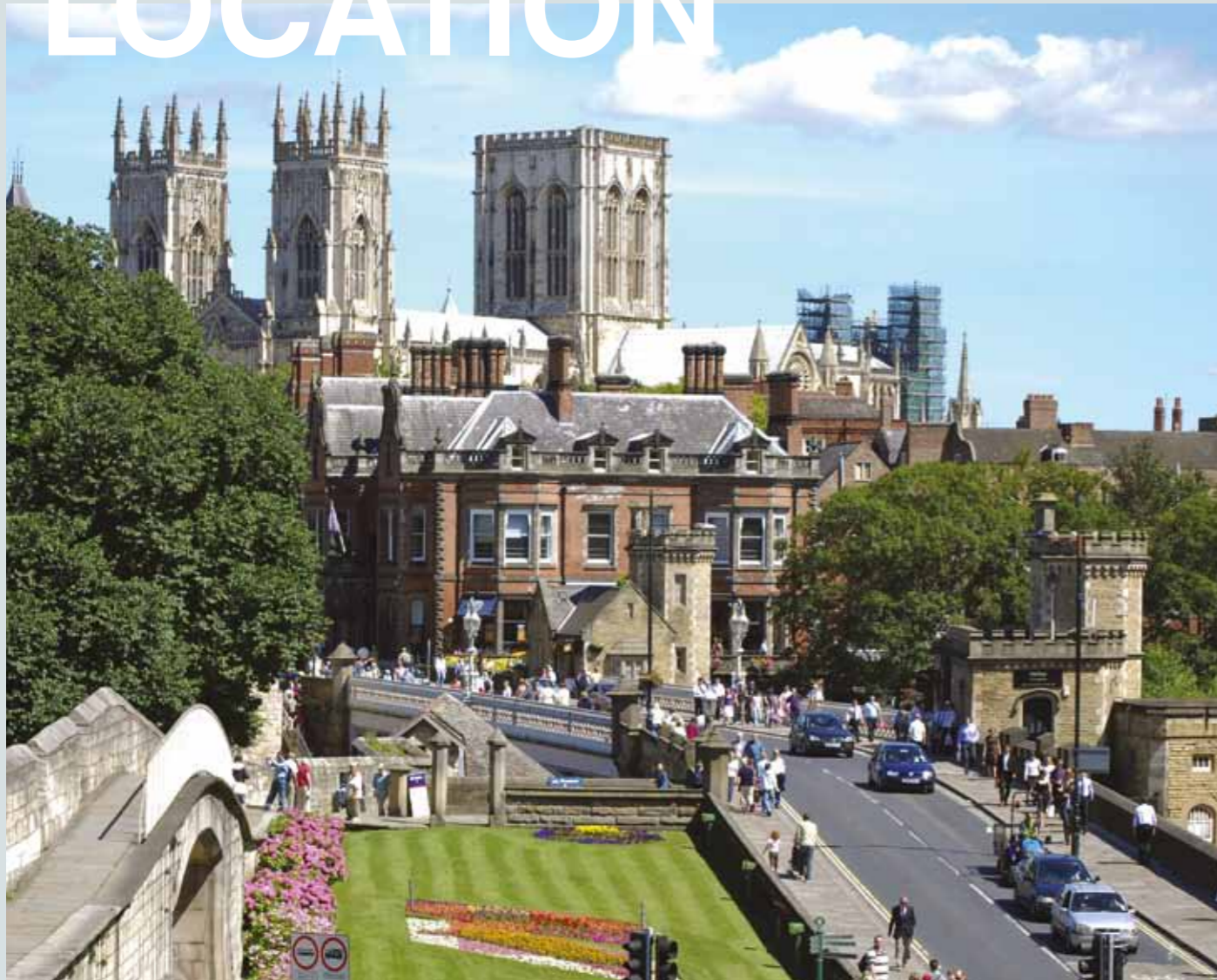
Foss Bank Farm is designed with you in mind. A wide choice of options and finishes offers the opportunity to personalise your home, express your identity and make a creative statement. Interiors combine versatile space with energy-efficient design and sophisticated features throughout.

Each layout provides ample accommodation for busy family life and generous room for guests. All homes include a substantial open-plan dining kitchen, utility, ground floor study and luxurious master bedroom featuring walk-in dressing area and en-suite. Their beautiful external materials capture the character of their surroundings. Backed by a 10-year structural warranty, each property also enjoys a double garage and generous outdoor space within a leafy, secluded setting.



**CREATIVE,
VERSATILE
AND EFFICIENT
SPACE.**

LOCATION



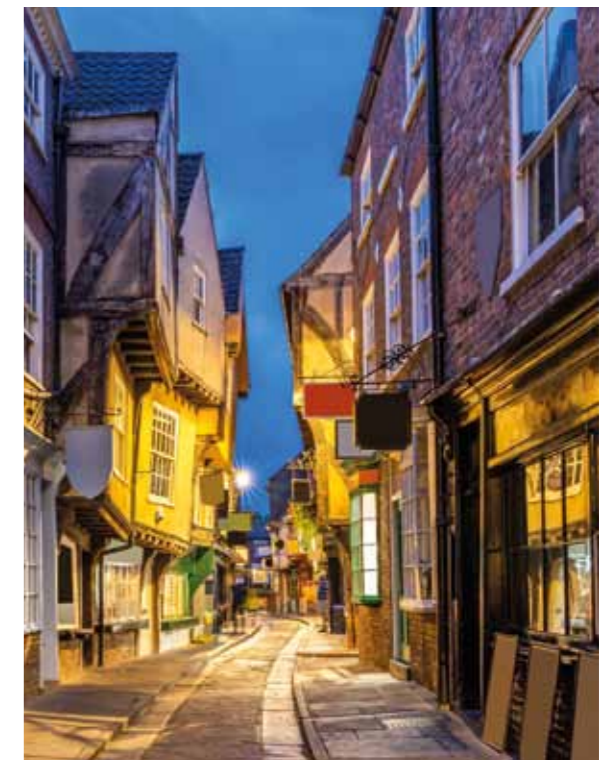
THE BEST OF CITY AND COUNTRY.

Earswick is a sought-after location that combines semi-rural tranquillity with easy access to city amenities. The River Foss meanders through the green fringes of this pretty village, situated just four miles north of the centre of York. The nearby outer ring road offers access to the Leeds/Scarborough A64 and the Thirsk/Teesside A19. Everyday shopping needs are well served at nearby Strensall and Huntington. The shopping centres at Clifton Moor, Monks Cross and Vangarde are less than two miles away. A bus stop located at the end of the access lane on Strensall Road provides fast and direct access to York centre.



A RICH HISTORY AND CULTURE.

Nearby York centre offers an exceptional range of retail outlets, from antiques to boutiques, with a unique experience provided by the richly historic backdrop of its ancient streetscape. The city is also known for its eclectic dining scene, offering a host of restaurants, bars, bistros and cafes catering for every taste. A vibrant range of cultural and entertainment options including the York City Art Gallery, The Theatre Royal, The Grand Opera House and the City Screen cinema. For those who prefer a sporting diversion, York Racecourse is one of the premier tracks in Europe with a recent Flat Racecourse of the Year Award among its many accolades.

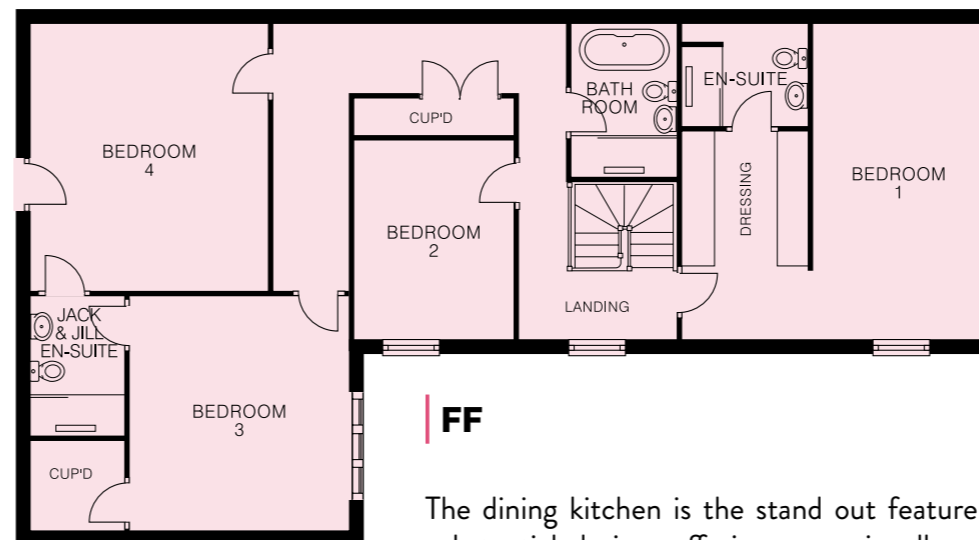
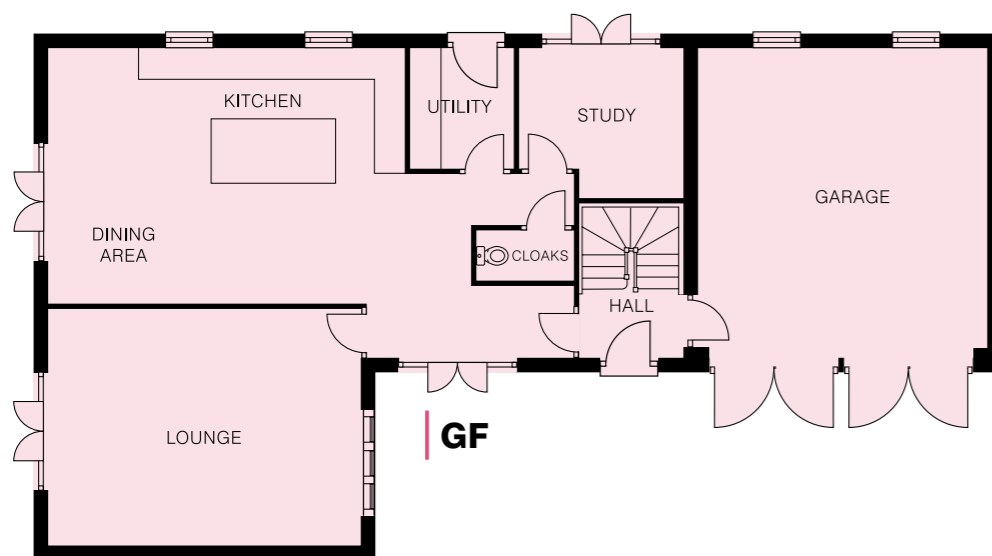


4 BEDROOM DETACHED HOME WITH INTEGRAL DOUBLE GARAGE



PLOT 2

THE GRANARY



The dining kitchen is the stand out feature of this substantial design, offering exceptionally generous open-plan space and ample provision of worktops. The impressive lounge enjoys full-height windows and French doors whilst the upstairs living features a choice of spacious bedrooms including a master with en-suite.

DIMENSIONS

APPROX xxxxx SQ. FT.

GROUND FLOOR

Hallway	
Cloakroom	
Kitchen/Dining area	6.91 x 5.00
Lounge	6.00 x 4.15
Utility room	2.35 x 1.80
Study	2.98 x 2.95

FIRST FLOOR

Bedroom 1	6.10 x 3.30
Dressing area	
En-suite shower room	
Bedroom 2	3.85 x 3.10
Bedroom 3	5.00 x 4.00
Jack & Jill en-suite	
Bedroom 4	4.50 x 3.62
House bathroom	

All measurements are approximate and in metres.
Each of the plots will also have a double garage.

4 BEDROOM DETACHED HOME WITH INTEGRAL DOUBLE GARAGE



PLOT 3

THE LODGE

DIMENSIONS

APPROX xxxxx SQ. FT.

GROUND FLOOR

Hallway

Cloakroom

Kitchen/Dining area 6.10 x 6.00 max

Lounge 5.60 x 5.05

Utility room 2.35 1.82

Study 2.96 x 2.95

FIRST FLOOR

Bedroom 1 6.25 x 3.30

Dressing area

En-suite shower room

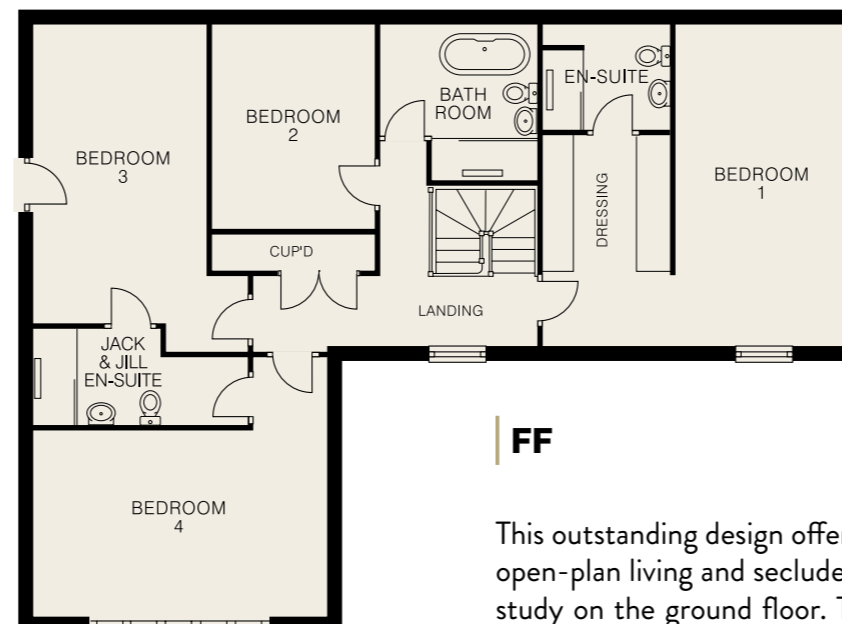
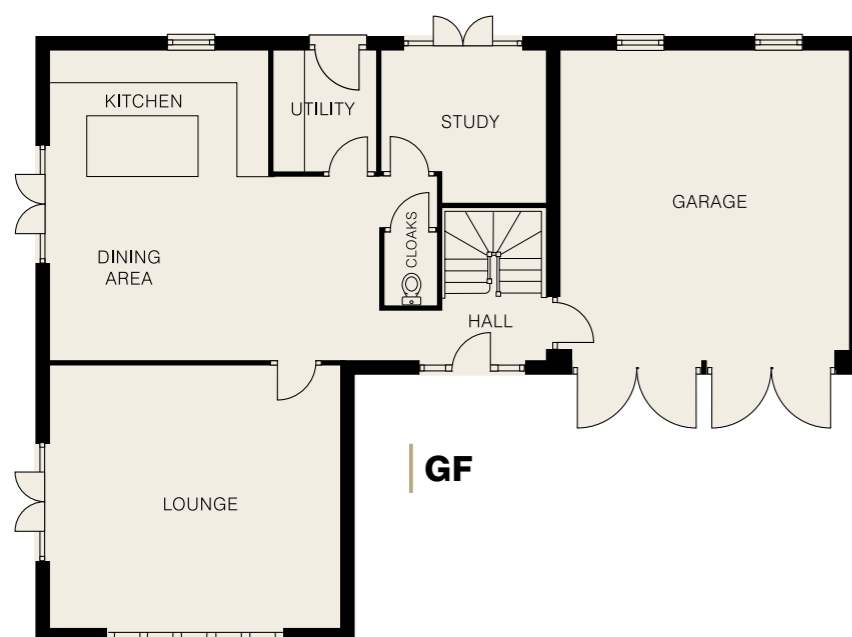
Bedroom 2 3.85 x 3.10

Bedroom 3 6.25 x 3.30

Jack & Jill en-suite

Bedroom 4 4.90 x 3.86

House bathroom



This outstanding design offers a mixture of extensive open-plan living and secluded space including a cosy study on the ground floor. The spacious lounge and second bedroom maximise the benefits of natural light through full-height windows to one elevation.

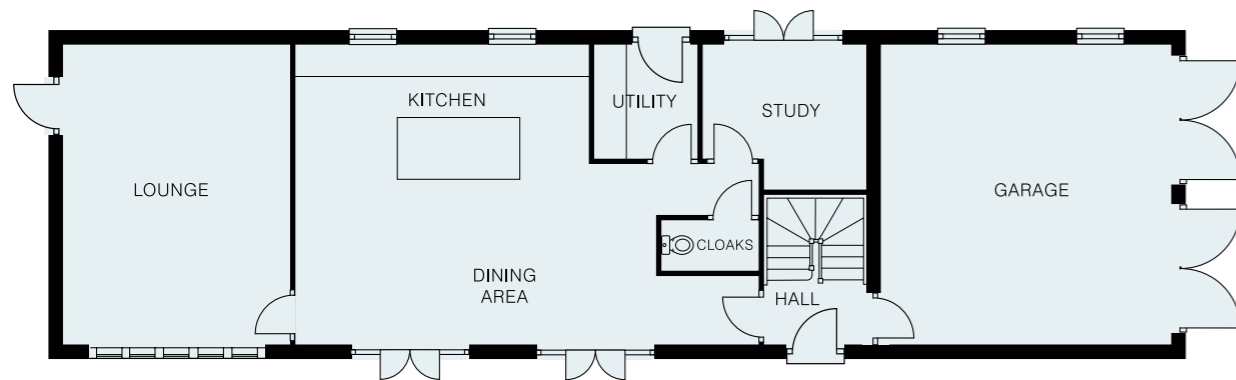
All measurements are approximate and in metres.
Each of the plots will also have a double garage.

5 BEDROOM DETACHED HOME WITH INTEGRAL DOUBLE GARAGE



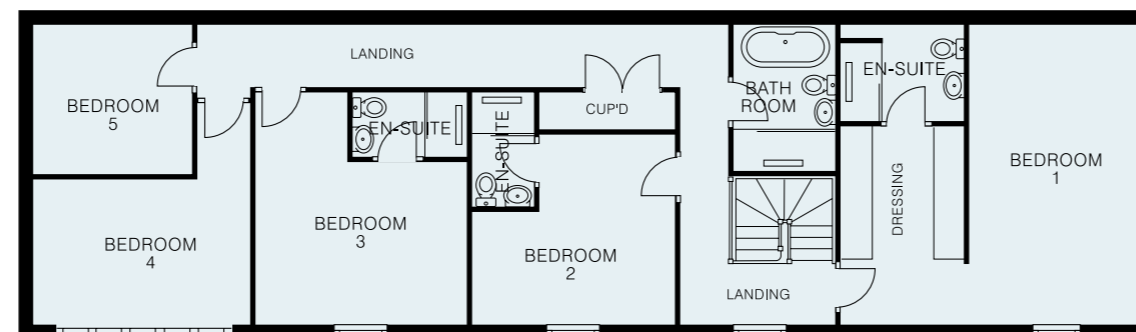
PLOT 4

THE GRANGE



The ground floor of this distinctive design provides a smooth flow of space, from the welcoming hallway through to the spacious open-plan dining kitchen and the attractive lounge with full-height windows. The luxurious first floor includes en-suite to three of the five bedrooms.

FF



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Please note: The Granary is also available as a 4 bedroom option with an en-suite in place of bedroom 5.

DIMENSIONS

APPROX xxxxx SQ. FT.

GROUND FLOOR

Hallway	
Cloakroom	
Kitchen/Dining area	5.80 x 5.71
Lounge	5.80 x 4.40
Utility room	2.30 x 1.95
Study	2.98 x 2.80

FIRST FLOOR

Bedroom 1	5.80 x 3.30
Dressing area	
En-suite shower room	
Bedroom 2	3.99 x 3.70
En-suite shower room	
Bedroom 3	4.50 x 4.09
En-suite shower room	
Bedroom 4	4.22 x 2.80
Bedroom 5	3.10 x 2.90
House bathroom	

All measurements are approximate and in metres. Each of the plots will also have a double garage.

SPECIFICATION

KITCHEN & UTILITY

- High quality bespoke design kitchens with granite/oak solid block worktops
- Electric oven
- Microwave
- Hob & extractor canopy
- Integrated fridge/freezer
- Dishwasher
- Down lighters
- Tiled or Wood Flooring
- Wine cooler (Depending on Space)

BATHROOM & ENSUITE

- High quality white suite
- Chrome taps and fittings
- Chrome shaver socket or illuminated mirror power point
- Down lighters
- Full or Half Tiling to the walls
- Tiled floors
- Chrome Towel Rail

INTERNAL FIXTURES AND FITTINGS

- Pressurised central heating system
- A feature fireplace with stove to the living room
- Oak internal doors with chrome effect door handles
- Oak Feature Staircase
- Smoke alarm fitted to each property
- Bi-fold/Patio doors
- Brushed sockets and light switches to the Kitchen area

FURTHER INFORMATION

- High Quality deep skirting and architrave
- Light and power outlets will be provided to the property and garage
- External downlighters
- Wired for multiple TV points
- Wired ready for an alarm system
- 10 -year Structural build warranty
- Lawned garden to front and rear
- Paths and rear patio will be finished with Stone paving
- External tap

SHOWROOM EXPERIENCE

If a purchase is made prior to the Kitchens, Sanitary ware and Tiles being chosen then the customer will be invited down to our exclusive showroom premises and be given the opportunity to make certain selections on these items. These would be custom bespoke choices for you and your new home. Take your time, browse, have a coffee and have exclusive input into your new home with our design team.



SHOWROOM EXPERIENCE



Swanhome Developments excel with providing a high specification. Indeed they offer a full showroom experience where buyers can call at their new local store Home Fit UK Limited. This is a huge store filled from floor to ceiling with a wide range of kitchens, fittings, appliances, work tops, taps, bathrooms, tiles, fires and the list goes on and on.

This experience is offered to buyers of each of their homes, providing the option to tailor the home to their own taste, working with brand names we all recognize from the high street.

All options are showcased within the showroom, supported by a team of experienced staff able to discuss design and colour palettes. This is quite unique as few developers can match this.

AN ABUNDANCE OF CHOICE TO SELECT FROM WITHIN OUR SHOWROOM.

FOSS BANK FARM EARSWICK YORK



SCHOOLS

Ralph Butterfield Primary School, Station Road, Haxby, York YO32 3LS
Tel: 01904 768 325

Headlands Primary School, Oak Tree Lane, Holly Tree Meadows, Haxby, York YO32 2YH
Tel: 01904762356

Huntington School, Huntington Road, Huntington, York YO32 9WT
Tel: 01904 752100

DOCTORS

Haxby & Wigginton Surgery, Haxby & Wigginton Health Centre, The Village, Wigginton, York YO32 2LL
Tel: 01904 928008

Huntington Health Care Centre, Garth Road, Huntington, York YO32 9QJ
Tel: 01904 490532

DENTIST

Haxby Family Dental, 9 The Village, Haxby, York YO32 3HS
Tel: 01904 762757

SUPERMARKETS

Sainsbury's, 39 The Village, Haxby, York YO32 2HU
Tel: 01904 819222

M & S Foodhall, Unit A, Vangarde Retail Park, Monks Cross, York YO32 9AE
Tel: 01904 454 550

LEISURE

York Golf Club, The Clubhouse, Lords Moor Lane, Strensall, York, YO32 5XF
Tel: 01904 491840

York Sport Village, (Includes swimming, cycling, Sports Development, 3G pitches)
York Sport Village, Lakeside Way, York YO10 5FG
Tel: 01904 325751

TRAVEL

APPROX DISTANCE BY CAR

3
MILES

YORK

23
MILES

HARROGATE

32
MILES

LEEDS CITY
CENTRE

17
MILES

WETHERBY

19
MILES

SELBY

CONTACT

To buy one of these beautiful homes, please make contact with Nick Kay who will take you through the next steps. Nick can be contacted on:

T. 01904 625533

E. nick@stephensons4property.co.uk

stephensons4property.co.uk

Stephensons
ESTATE AGENTS & CHARTERED SURVEYORS

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SWANHOME
DEVELOPMENTS Ltd

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