



BARLEY COURT
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**LINLEY &
SIMPSON**
Land & New Homes



Barley Court is a superb development of just four individually designed properties set in an idyllic village location. Built to exceptionally high standards, local developers Harmby Homes have created a unique opportunity. With a choice of either a bungalow or traditional two-storey home, these 5 or 6 bedroom properties will not fail to impress.

Harmby Homes understand that buying a new home is an exciting time and offer you the ability to put your finishing touches wherever possible. Secure your home in the early stages and you will be able to tailor it to your family's needs and lifestyle.

The Brocket and The Silka offer fantastic accommodation on one level but with additional, flexible, open plan accommodation at two mezzanine levels. The full height gable glazing enables light to flood in. The Roebuck and the Fallow are on two levels offering flexible living and have rear balconies to the master bedroom overlooking open fields and All Saints Church in the distance – a perfect place to sit and relax on a warm summer evening.

Built using natural local stone and Hathaway Brindle brick, all properties offer five or six bedrooms. The stylish kitchens may be created to your preferences, depending on stage of build and within an agreed PC sum, and will feature quality Neff appliances and a Franke undermounted sink. Each bathroom and ensuite will have luxury Villeroy & Boch sanitary ware and Hansgrohe fittings with wetroom-style showers. All dressing rooms will be fitted with high quality wardrobes in a colour and style of your choice (depending on build stage). Truly a home to love and be proud of.

STAVELEY AND THE SURROUNDING AREAS

Nestled in idyllic North Yorkshire countryside and within the Ripon, Knaresborough and Boroughbridge triangle, Staveley is a charming, traditional village with a pretty village green and thriving local community. Tranquil and peaceful, Staveley embodies the pace of life of traditional English villages with its beautiful All Saints Church, great local pub – The Royal Oak and the local Primary school.

The historic market town of Knaresborough lies less than 5 Miles away (12 minute drive) and seamlessly blends the beautiful river Nidd meandering under the impressive railway bridge with boats to hire, and the bustling market town. The town enjoys a café culture with a good choice of both national outlets and independent retailers.

The cosmopolitan spa town of Harrogate is 8.7 miles (just a 20 minute drive) has no shortage of attractions. This beautiful spa town provides numerous choices of cafés and restaurants, including the famous Bettys Tea Rooms and The Ivy on Parliament Street. Whether you love the great outdoors or prefer shopping and

good food, beautiful gardens, history, art, culture or theatre, you can indulge your passions and senses in this vibrant spa town.

The A59 gives direct access to the A1(M), 2 miles away and to Leeds and York beyond. The perfect location for accessing both town and country pursuits.

Staveley is well located for a variety of good schools. The Staveley Community Primary school is highly regarded and has a Good Ofsted report. For secondary schools, there is a choice of Independent and State schools within the area including Boroughbridge High School, Ashville College Harrogate, Harrogate Ladies College, the highly regarded Ripon Grammar, Queen Mary's at Thirsk and Queen Ethelburga's in Ouseburn.





Internal images are of The Brockett and are for information purposes only to show the style and quality of finishes.

KITCHEN

- High quality kitchen units supplied and fitted by David Charles of Ripon
- Quartz worktops & splashback
- Self closing drawer pack, soft closers to all unit doors & cutlery draw insert
- Neff integrated appliances throughout
- Franke undermounted sink single bowl & chrome Monobloc tap
- Floor tiling to kitchen area
- Recessed downlighters
- Under wall unit lights

UTILITY

- Fitted kitchen units, square edged worktops
- Stainless steel inset sink single bowl & chrome tap
- Space and fittings for washer/dryer
- Floor tiling
- Recessed downlighters

MAIN BATHROOM/WETROOM

- Villeroy & Boch white sink with furniture underneath
- Villeroy & Boch wall hung WC and bath
- Shower with thermostatic multi valve with Hansgrohe showerhead
- Full height wall tiling to shower area
- Floor tiling
- Recessed downlighters
- Mirrored demister cabinet
- Smart mirror TV

EN – SUITE(S)

- Villeroy & Boch white sanitary ware
- Chrome Hansgrohe single lever basin mixer
- Full height wall tiling to shower area
- Floor tiling
- Shower complete with glass door/ chrome frame & Hansgrohe thermostatic shower
- Recessed downlighters
- Heated towel rail

DRESSING ROOMS

- Fitted wardrobes

W/C

- Villeroy & Boch white sanitary ware with semi basin pedestal
- Chrome single lever basin mixer
- Wall tiling splashback
- Floor tiling
- Recessed downlighters

HALL & LANDING

- Floor tiling - hall only
- Staircase - feature oak handrail complete with oak newel post (The Roebuck & The Fallow)
- Oak & glass staircase and balcony to mezzanine levels on (The Brockett and The Silka)

HEATING

- Gas Viessmann boiler central heating with Smart heating technology
- Piped underfloor heating to the downstairs
- Radiators including thermostatic valves to upstairs
- Digital room stats

ELECTRICAL

- Brushed chrome electric switches and sockets
- Electric sockets with USB ports to selected areas
- Cat 6 technology to all rooms
- Television socket, aerial point to selected areas
- Wired for Sky connection

OTHER ELECTRICAL

- Smoke detectors
- Carbon Monoxide detector
- Security alarm system to front and rear
- Solar panel to garage/car port roof
- Electric vehicle quick charging point
- External lights (dusk till dawn sensors)
- Power and lighting to on plot garage remove space/car port
- Front door bell

INTERNAL & EXTERNAL WINDOWS AND DOORS

- Solid wood double glazed windows complete with satin to fronts and sides
- Powder coated aluminium bi-fold doors and glazed units to rear
- Timber front & aluminium rear doors
- Oak timber internal doors complete with chrome door furniture

DECORATION

- Contemporary colour emulsion to walls & white emulsion to ceilings
- Painted woodwork

EXTERNAL FEATURES

- Fencing (refer to boundary types key plan)
- Timber 1.8m fencing to gardens
- Electric fob and key pad controlled electric gates
- Permeable resin driveways
- Video entry phone system
- Individual lighting modules to front of each property
- Bin storage area
- Private access road

GARDENS

- Front & rear gardens turfed
- Porcelain rear patio and paths
- External tap
- Feature sunken garden to front (The Brockett only)
- Feature raised front garden (The Silka only)

OPTIONAL EXTRAS

- Fitted wardrobes to bedrooms
- Fitted carpets
- Choice of kitchen finishes (depending on stage of build)

WARRANTY

- 10 year warranty provided by Buildzone



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Delivering high quality homes that are both stunning in design and sympathetic to the local area.

Harmby Homes is an independent company specialising in exclusive smaller developments that will enhance and add value to the surrounding locality. By sourcing local materials and labour, Harmby Homes contribute to the local economy and seek to develop long term trading partnerships within the local community.

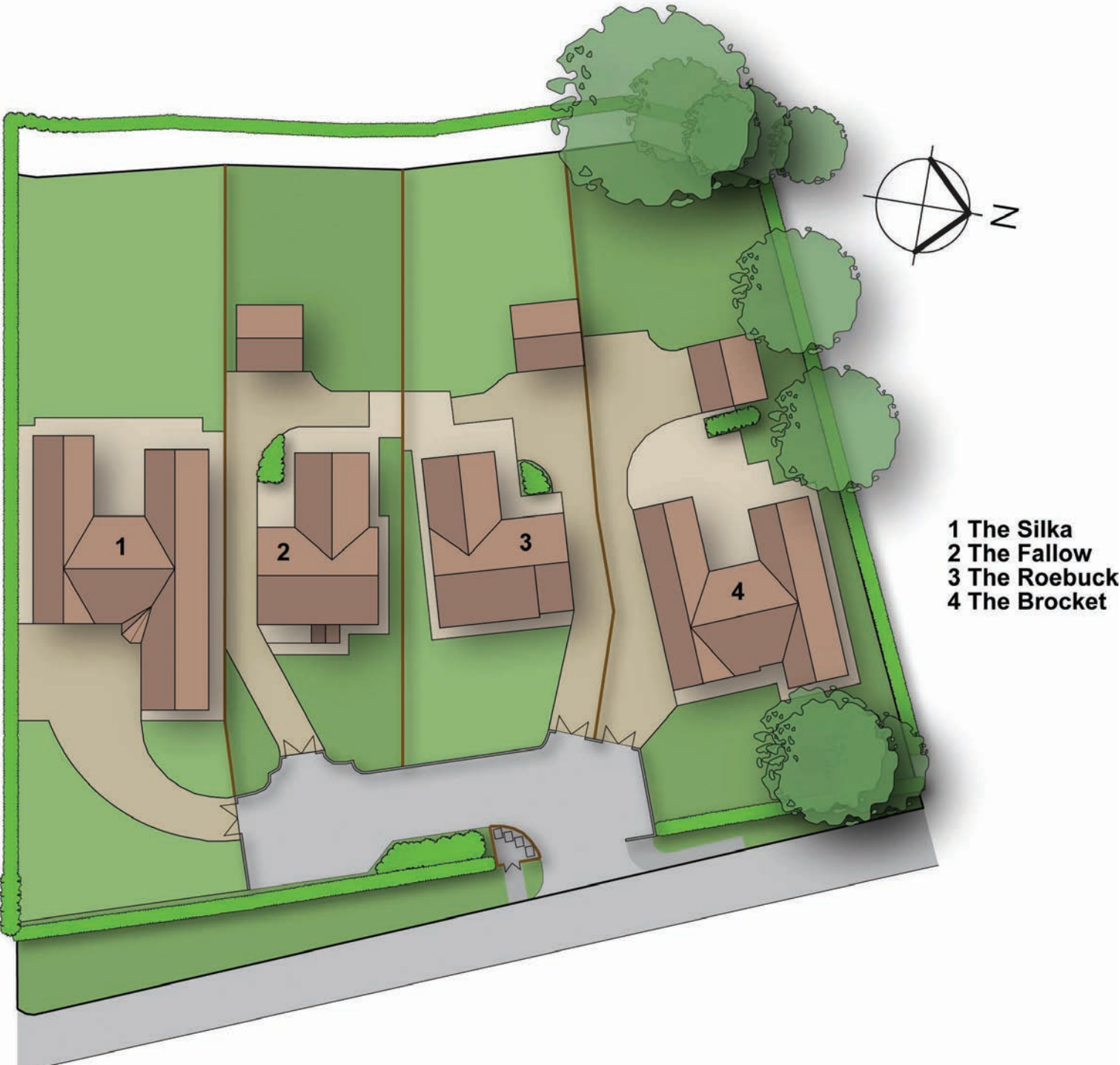
Their successful flagship development at Middleham View, Harmby, North Yorkshire shows the quality and workmanship this specialised company put into every home. Barley Court offers four absolutely stunning homes with the same attention to detail and luxury in this highly desirable location.

Harmby Homes are confident you will be just as delighted in the quality of service and high levels of professionalism as their existing very satisfied clients.

www.harmbyhomes.co.uk



SITE PLAN





THE SILKA

The Silka, an exceptional bungalow filled with natural light highlighting the panoramic views over the Yorkshire countryside and taking in the spire of All Saints Church in the distance. The full height glazed gables and mezzanine areas in the main living areas ensure that these stunning views can be fully appreciated. The large, practical space offers a luxury home with flexible accommodation. Five double bedrooms, two featuring fully fitted dressing areas and en-suite luxury wetrooms together with three further bedrooms, one with an en-suite, which offers the flexibility of being a study or guest room. The fabulous kitchen/dining/family room can be designed to your tastes and needs if reserved at an early stage. The large family bathroom, with separate shower area, utility room and cloakroom complete the living accommodation.

With direct access from the large attached double garage into the entrance hallway and with large East and West facing gardens, feature raised front garden, porcelain pathways and patio areas, secure video entry system and external lighting, The Silka has everything you could ever want in your forever home.

Please note all dimensions may be subject to align modification.

The Silka



Ground Floor

For illustrative purposes only. Not to scale.



THE FALLOW

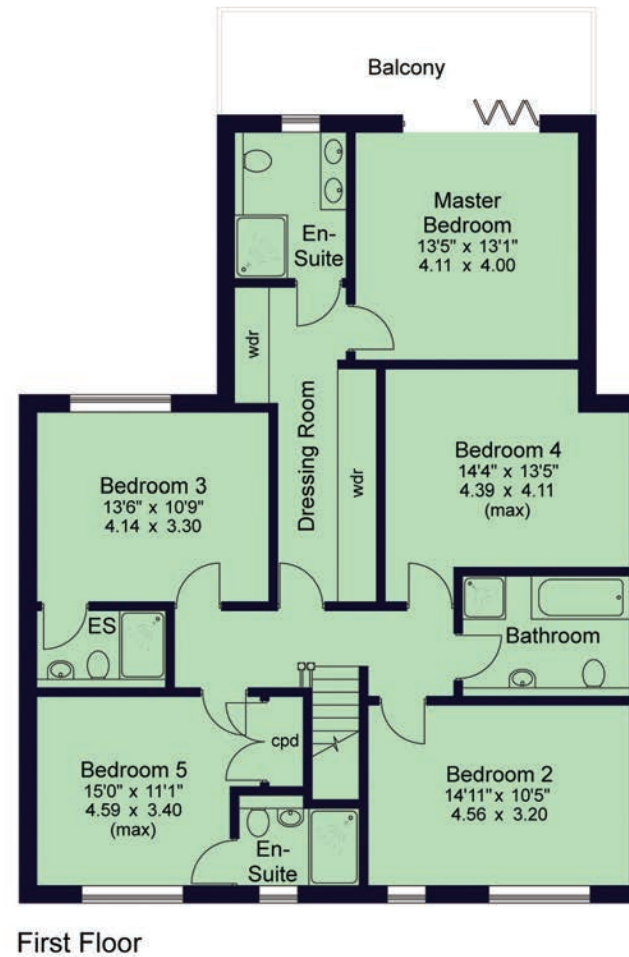
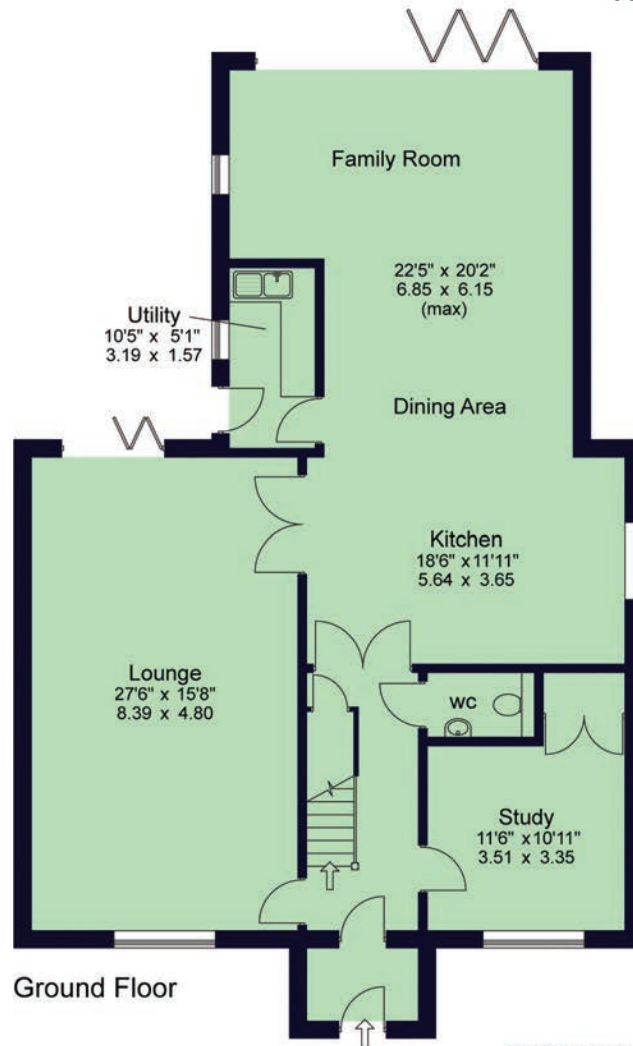
Filled with light and modern luxuries, this 5 bedroom house, finished to a superb standard with vast living space offers the perfect fusion of a traditional house with well-planned modern accommodation. The central porch opens into the hallway. To the left is the large reception room with bi-fold doors to the private garden. To the right is the perfect study, ideal for homeworking. The heart of the home is located to the rear and you cannot fail to be impressed by this open plan kitchen/family room with high quality specification and a plethora of integrated appliances. The kitchen can be designed to your requirements if reserved at an early stage – be part of building the home of your dreams. A separate utility and downstairs cloakroom complete the ground floor accommodation.

Upstairs are 5 double bedrooms. The fabulous master suite includes a fully fitted walk-through dressing room, sumptuous wetroom and a bedroom with bi-fold doors to a balcony area. Imagine yourself relaxing here and taking in the splendid views of the beautiful North Yorkshire countryside! Two further bedrooms boast ensuite wetrooms and the spacious family bathroom, with separate wetroom area, completes this amazing home.

Externally, The Fallow offers a private driveway to a double-detached oak framed carport with built in storage and electric vehicle charging point and generous gardens to the front and rear and featuring porcelain paths and patio.

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The Fallow



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THE ROEBUCK

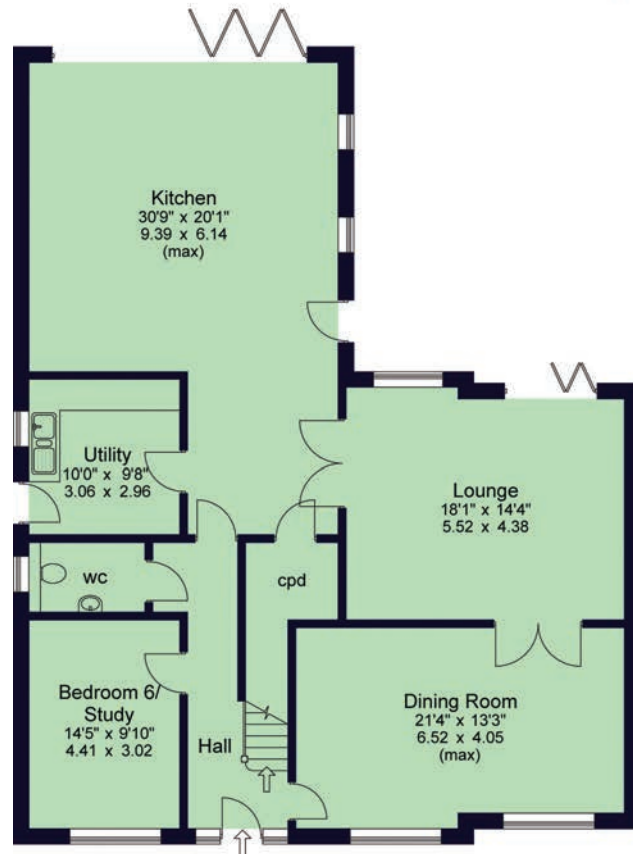
This magnificent 6 bedroom house offers exceptional living and entertaining space over 2 floors. Bifold doors to the kitchen and lounge flood the downstairs with light. The expansive living area offers a large kitchen, which can be designed to your requirements if reserved at an early stage, lounge and dining together with a separate utility, downstairs WC and an extra bedroom or study room ideal for homeworking.

Climb the stairs to the first floor to find the amazing master bedroom suite complete with fitted wardrobes and a large en-suite/wetroom. This beautiful room has bi-fold doors to a balcony offering stunning views over open countryside. Imagine yourself here having breakfast on a warm summer morning or on an evening relaxing with a glass of wine? Perfect! Four further double bedrooms, 2 with luxury wetrooms and bedroom 2 with its own walk-in dressing room, plus the family bathroom completes The Roebuck.

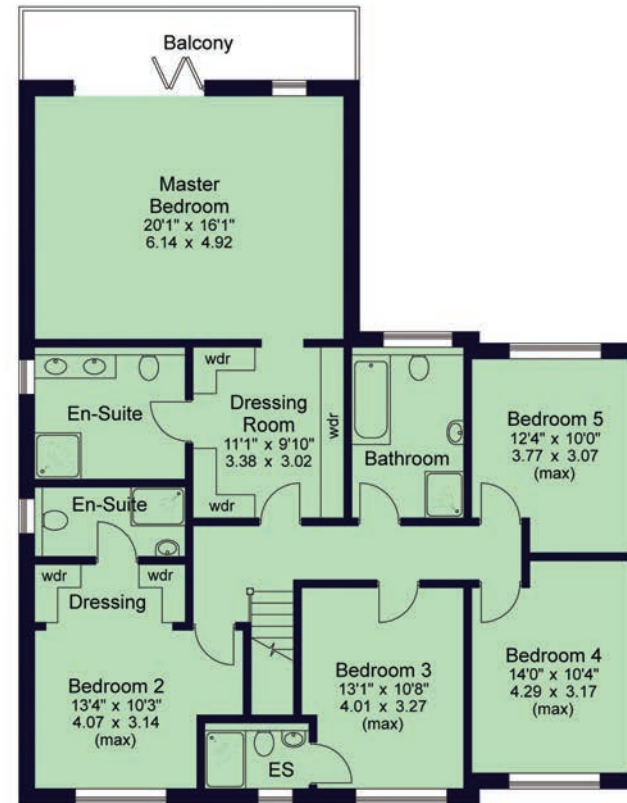
Externally The Roebuck boasts large front and rear gardens and has a double-detached oak framed carport with built in storage and electric vehicle charging point.

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The Roebuck



Ground Floor



First Floor

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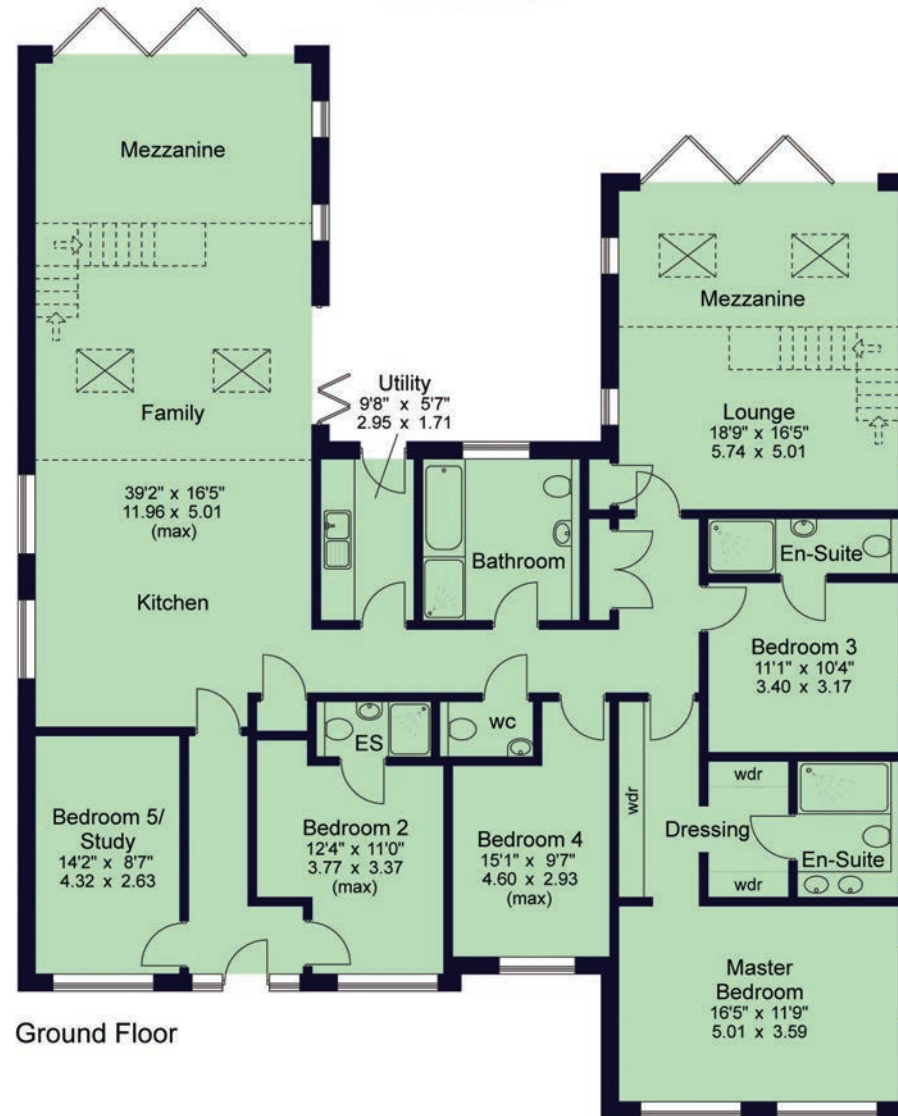
THE BROCKET

The Brocket, a home of exceptional space filled with natural light offering panoramic views over the Nidderdale countryside. The double height windows and mezzanine areas in the main living space ensure that these beautiful views can be seen in all their glory. The large, practical space offers a luxury home with flexible accommodation. Five bedrooms, three boasting en-suite, luxury wet rooms plus furnished wardrobes to the impressive Master bedroom. The fabulous 39' kitchen/dining/family room can be designed to your tastes and needs if reserved at an early stage. Take advantage of this and have the home of your dreams.

Externally, The Brocket has a double-detached oak framed carport with built in storage and electric vehicle charging point. There is extensive parking to the rear. Featuring a landscaped sunken garden to the front and porcelain paths and patios, The Brocket is as beautiful outside as it is inside.

Please note all dimensions may be subject to align modification.

The Brocket



Ground Floor

For illustrative purposes only. Not to scale.



Directions:

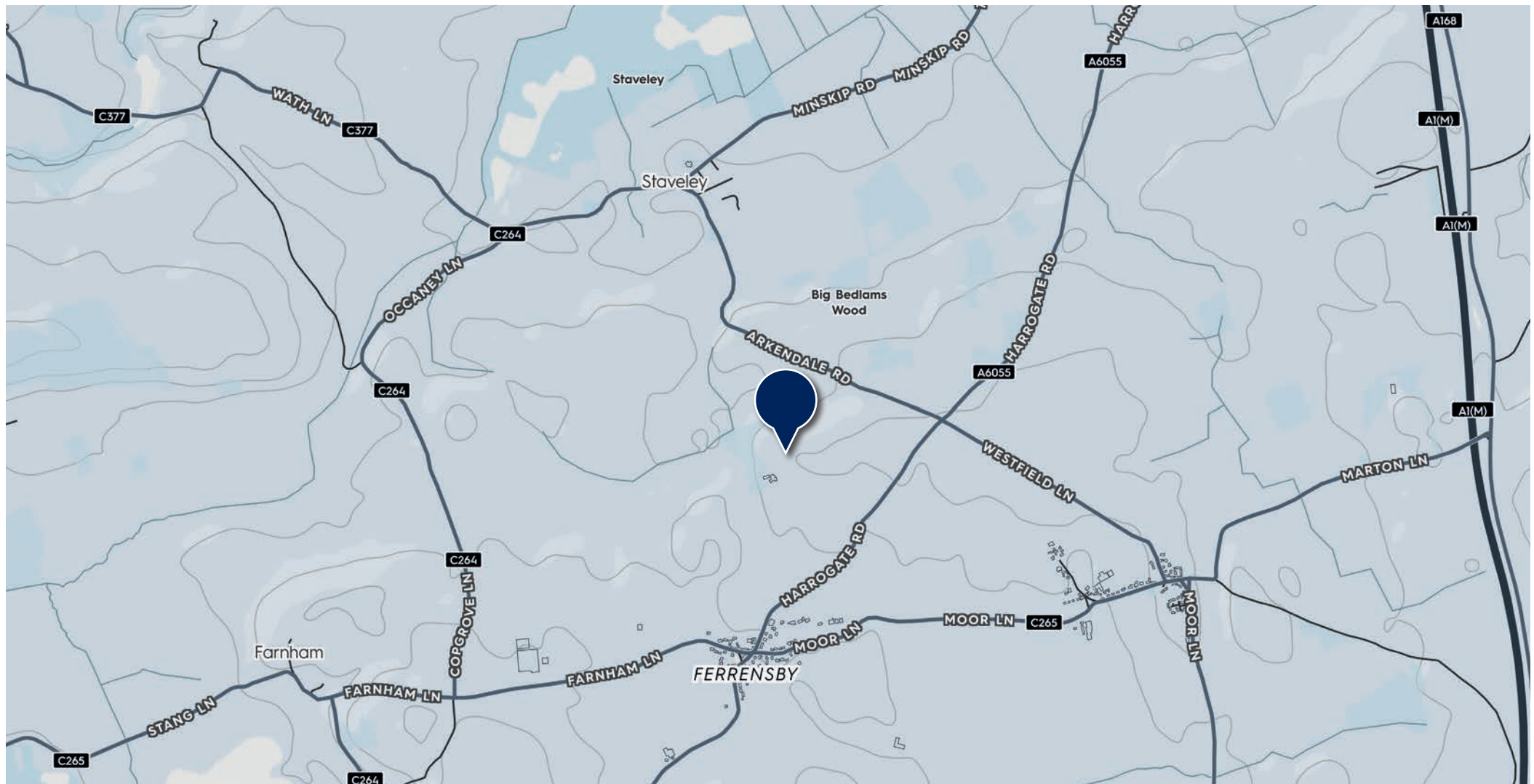
From Harrogate:

Take the A59 from Harrogate towards Knaresborough. Pass the Dower House and Spa, at the roundabout, take the A6055 Boroughbridge Road, and stay on the A6055 for approx. 7 miles. Turn left on to Arkendale Road until it changes to Main Street. Barley Court is on your lefthand side after the old bridge abutments and is easily identified by the Agency Signage.

From J48 A1(M)

Take the A6055 towards Minskip and Harrogate. At the roundabout, take the third exit to the A6055 Main Street. Remain on the A6055 for approx. 2.3 miles and turn right on to Arkendale Road. This changes to Main Street after 0.8 miles and Barley Court is on your lefthand side after the old bridge abutments and is easily identified by the Agency Signage.

SATNAV Postcode: HG5 9JX





AGENTS NOTES:

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