



MAPLE HOUSE AND JUNIPER HOUSE

Hargill Lane, Finghall, Leyburn



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HARGILL LANE, FINGHALL, LEYBURN, DL8 5NB

AN EXCEPTIONAL PAIR OF BESPOKE NEW-BUILD, DETACHED PROPERTIES, WITH A TRADITIONAL LAYOUT. THE PROPERTIES WILL BE FINISHED TO A HIGH SPECIFICATION WITH THE OPPORTUNITY TO TAILOR THE QUALITY FIXTURES AND FITTINGS.

Accommodation

Entrance Hall • Dining Kitchen • Sitting Room • Dining Room • Utility
Ground Floor Cloakroom • Plant Room • Principal Suite with Dressing Room and
En Suite Bathroom • Three Double Bedrooms • House Bathroom

Externally

Private Parking • Garage • Spacious Gardens • Patio Seating Area



GSC GRAYS

PROPERTY • ESTATES • LAND

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Tel: 01423 590500

Kirkby Lonsdale
Tel: 01524 880320



Situation and Amenities

Set between the market towns of Leyburn (4 miles) and Bedale (5 miles), Finghall benefits from a pub and family run mechanics garage, in the heart of the village. It is only about 4 miles from the market town of Leyburn where there are many excellent local and artisan shops, a weekly outdoor market, filling station, doctor's surgery, dentist, primary and secondary schools and a sixth form college. It is also home to one of the largest auction houses in the UK with Tennants Auctioneers on the eastern outskirts of the town.

There are also various independent schools within striking distance including Aysgarth Preparatory School, Queen Mary's School for girls at Thirsk, Ampleforth and Sedbergh.

With Leyburn known as the gateway to the Dales, it benefits hugely from tourism and has good communications and easy access to the A1(M) North / South at Leeming Bar (6 miles). The nearest train station is at Northallerton (about 14 miles) with a regular service on the east coast main line to York, Newcastle, London or Edinburgh. Leeds Bradford is the nearest international airport but there are an increasing number of services now being offered from Durham Teesside airport only 30 miles away. Buses connect from Leyburn to Richmond, Hawes, Bedale and Ripon.

Maple House and Juniper House

Built by a local Developer, these customisable and sustainable detached homes will be built in Yorkshire stone with a traditional layout, predominantly with sliding sash windows and bi-fold doors within the dining kitchen. Finished to a high specification and energy efficiency, including air-source heat pump, double glazed windows and EV car charging points within the garage.

The properties will have high quality fixtures and fittings including bespoke, hand crafted kitchens and utility by Dixon & Cowton. The sanitaryware will also be bespoke and the proposed fittings are to be sourced from Imperial Bathrooms with brassware from Perrin & Rowe. Buyers are able to make the kitchen, utility and bathrooms customised to their desired taste.



The properties will also benefit from ample parking, detached garages and spacious gardens to the front and rear.

These fantastic plots allow a prospective purchaser to tailor-make the furnishings to their requirements, subject to an agreed budget, with the developer overseeing the site until completion. Tucked away down a lane, set back from the road with elevated positions and enjoying an open aspect to the front.

Accommodation

The main entrance will provide access to the living accommodation including the substantial dining kitchen, a kitchen island, integrated appliances and bi-fold doors leading out to the rear garden. The sitting room will have a dual aspect and will benefit from a log-burning stove and custom surround. There will be a formal dining room, which could also be used as a playroom, additional sitting room or home office. A fitted utility and spacious cloakroom, will complete the ground floor accommodation.

The first floor will provide a substantial principal suite complete with dressing room and en suite shower room. There will be three further double bedrooms and a house bathroom with separate shower and bath.

Externally

The properties benefit from generous, south-west facing gardens, with Maple House having a particularly substantial plot, extending to approximately just over a quarter of an acre. Dividing fences are to be of a wooden cross braced and predominantly 1m high between properties. The boundaries will also be planted with beech hedging and the front and rear gardens will be laid to lawn.

There will be a good amount of private parking along with a double garage with light and power connected, as well as an EV car charging point, external power supply and water tap.

The footpaths and patio area will be laid with Kandla grey stone flags. Driveways and parking bays will have a gravel finish.



Tenure

All properties are freehold and offered for sale on a fixed price contract, subject to exchange taking place within nine weeks of the vendor's Solicitor sending contract documents. After this date we reserve the right to review the selling price or withdraw from the contract.

Specifications and Additional Information

The CGI images are an artist impression of the granted planning permission and are for reference.

Kitchen, bathroom and fireplace designs can be amended, with prior agreement from the developers, following exchange of contracts.

Further detailed specification information is available through the selling agent, upon request.

No floor coverings are included in the sale price.

Measurements shown on house layout plans are approximate and should be confirmed on site.

Provisional Sums have been allocated for the fixtures and fittings. Once personal choices have been made the prices

will be confirmed to the purchaser. The cost will be subject to a 10% uplift after trade discounts have been taken.

Energy Performance Certificates

An energy performance certificate will be provided upon completion of the property build.

Warranty

All properties are built in accordance with the Richmondshire Planning Consent, Decision No: ZD23/00373/AORM

All properties are built in accordance with Building Regulations and a Completion Certificate will be provided on completion.

Structural Warranty will be provided by Build-Zone and Underwritten by AXA XL Insurance Company Uk Limited.

Reservation Fee

A Reservation Fee of £1000.00 will secure a property. This will be part of the overall sale price. Upon agreement of offer & prior to progressing the purchase, the buyer will enter into a Reservation Agreement. The Reservation Agreement & Fee are in accordance with the Terms of the Consumer Code for Home Builders www.consumercode.co.uk

Viewings

Strictly by appointment only through the selling agent and viewings must be accompanied with the Developer. Appropriate PPE is to be worn at all times. GSC Grays telephone: 01748 829 217.

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Local Authority

North Yorkshire Council.

Council tax bands are to be confirmed.

Services

Mains water and electricity. Drainage is to an adopted mains drain. The property will be heated by an air source heat pump and underfloor heating to the ground floor. BT Fibre "FTTP" will be connected to the property.

Wayleaves and Covenants

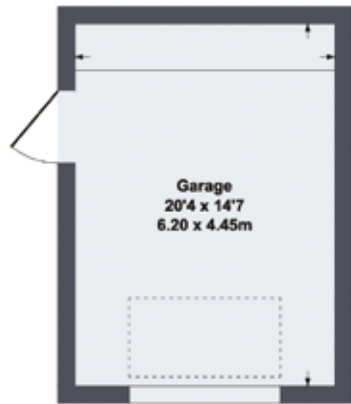
The property is sold subject to and with the benefit of all existing rights, including rights of way, light, drainage, water and electricity and all other rights and obligations, easements and all wayleaves or covenants whether disclosed or not.



Maple & Juniper House, Finghall

Approximate Gross Internal Area
 House : 2336 sq ft - 217 sq m
 Garage : 301 sq ft - 28 sq m
 Total : 2637 sq ft - 245 sq m

SKETCH PLAN FOR ILLUSTRATIVE PURPOSES ONLY
 All measurements walls, doors, windows, fittings and appliances, their
 sizes and locations, are approximate only. They cannot be regarded as
 being a representation by the seller, nor their agent.
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GARAGE



GROUND FLOOR



FIRST FLOOR



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1. These particulars, including any plan are a general guide only and do not form any part of any offer or contract.
2. All descriptions including photographs, dimensions and other details are given in good faith but do not amount to a representation or warranty. They should not be relied upon as statements of fact and anyone interested must satisfy themselves as to their corrections by inspection or otherwise.
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4. Any plan is for layout guidance only and is not drawn to scale. All dimensions, shapes and compass bearings are approximate, and you should not rely upon them without checking them first. The main images are computer generated to give a visual interpretation of the finished properties, but this is indicative and may vary.
5. Nothing in these particulars shall be deemed to be a statement that the property is in good condition / repair or otherwise, nor that any services or facilities are in good working order.
6. Please discuss with us any aspects that are important to you prior to travelling to the view the property.