



Howardian Developments

Spring House Farm Barns, Raskelf, York YO61 3LN

Stephensons



A simply stunning range of 9 new barn conversions of immense style, charm and character currently being built by local developer Howardian Developments within a former 18th Century rural farmstead located 3.5 miles west of Easingwold and 13 miles north of York. Providing a contemporary mix of both single and two storey living space, Spring House Farm Barns also offers buyers an exciting option to choose and personalise their own kitchens and bathrooms, whilst also having an additional option to purchase adjoining paddocks by way of separate negotiation.

Viewings via Easingwold Office 01347 821145

Located half a mile off the Raskelf to Tholthorpe road and created within a range of farm buildings dating back to the 1780's, each of these fabulous new barn conversions will feature slate roofed open bay garages with provision for EV charging points, enclosed gardens, double glazing and a combination of LPG fueled underfloor heating (ground floor only) and radiator heating on the first floors. Each property will also come with a 10 year peace of mind warranty courtesy of Advantage Home Construction Insurance.

A schedule of allowances is currently available by the developer for each buyer to choose and their own kitchens, bathrooms and en-suites. There is also an option to upgrade most of the barns to feature a woodburning stove. Further details on the woodburning stove option and all other specifications are available upon request.

Details on the specific Schedule of Allowances for individual plots and the developer's preferred choice of suppliers are available upon request.

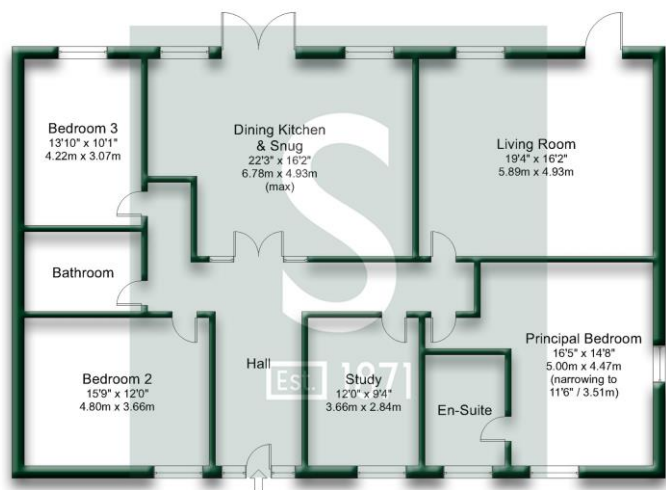
All properties are currently under construction with completion timescales currently estimated for the 2nd Quarter of 2023 through to the 1st Quarter of 2024.

***** Please note that all viewings and site visits are strictly by appointment through the selling agent – Stephensons in Easingwold *****



Plot 1 - Maple Barn	Single Storey	3 Bedrooms/2 Bathrooms/2 Open Bay Garages	Estimated 2 nd Quarter 2023 RESERVED
Plot 2 - Cedar Barn	Single Storey	2 Bedrooms/1 Bathroom/2 Open Bay Garages	Estimated 2 nd Quarter 2023 RESERVED
Plot 3 - The Nook	Two Storey	4 Bedrooms/2 Bathrooms/2 Open Bay Garages	Estimated 4 th Quarter 2023 RESERVED
Plot 4 - Halifax Lodge	Two Storey	4 Bedrooms/2 Bathrooms/2 Open Bay Garages	Estimated 1 st Quarter 2024 RESERVED
Plot 5 - Acorn Barn	Single Storey	2 Bedrooms/2 Bathrooms/2 Open Bay Garages	Estimated 1 st Quarter 2024 RESERVED
Plot 6 - Hornbeam Barn	Two Storey	4 Bedrooms/3 Bathrooms/2 Open Bay Garages	Estimated 2 nd Quarter 2023 RESERVED
Plot 7 - Elm Tree Barn	Two Storey	4 Bedrooms/2 Bathrooms/2 Open Bay Garages	Estimated 3 rd Quarter 2023 £599,995
Plot 8 - The Hemmel	Two Storey	3 Bedrooms/2 Bathrooms/2 Open Bay Garages	Estimated 3 rd Quarter 2023 £559,995*
Plot 9 - Walnut Tree Barn	Two Storey	4 Bedrooms/3 Bathrooms/2 Open Bay Garages	Estimated 1 st Quarter 2024 £599,995*

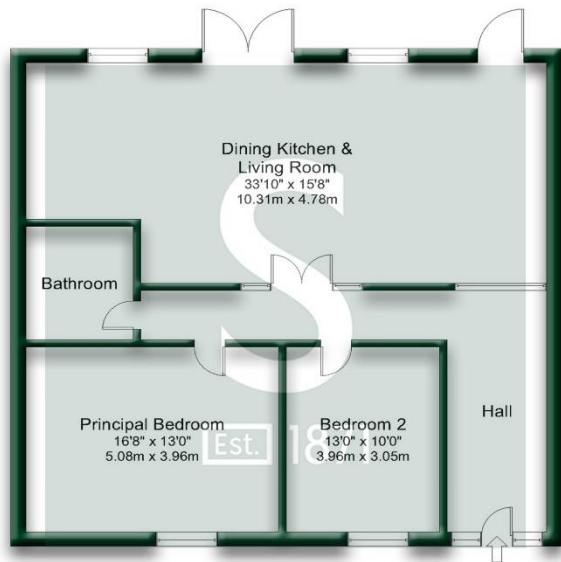
*anticipated price ranges for plots not yet released



Plot 1 – Maple Barn

Plot 1 – Maple Barn – 1,672 sq ft

Study	12'0" x 9'4"	3.65m x 2.84m	Principal Bedroom	16'5" x 15'4"	5.00m x 4.40
Living Room	19'4" x 16'2"	5.90m x 4.90m	En-Suite		
Dining Kitchen & Snug	22'0" x 16'2"	6.70m x 4.90m	Bedroom 2	15'8" x 12'0"	4.80m x 3.65m
			Bedroom 3	10'5" x 10'0"	3.19m x 3.07m
			Bathroom		



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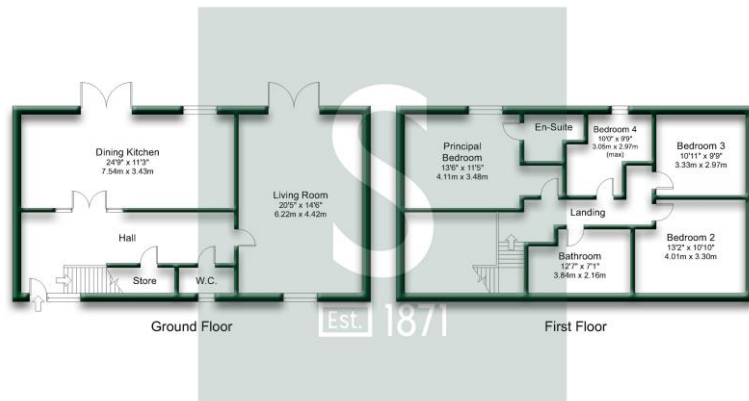
Plot 2 – Cedar Barn – 1,076 sq ft

Dining Kitchen & Living Room	33'10" x 15'8"	10.30m x 4.75m
Principal Bedroom	16'8" x 13'0"	5.00m x 3.90m
Bedroom 2	12'9" x 10'0"	3.95m x 3.05m
Bathroom		



Plot 3 – The Nook

Plot 4 – Halifax Lodge



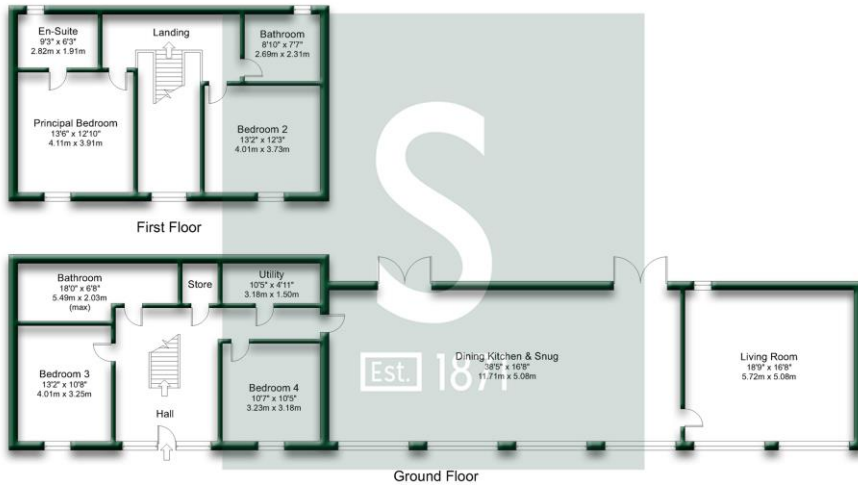
Plot 3 – The Nook – 1,469 sq ft

Living Room	24'8" x 11'2"	7.55m x 3.40m
Dining Kitchen	20'0" x 14'6"	6.10m x 4.42m
Principal Bedroom	18'0" x 11'5"	5.50m x 3.45m
En-Suite		
Bedroom 2	13'0" x 10'9"	4.00m x 3.32m
Bedroom 3	10'10" x 9'10"	3.33m x 2.90m
Bedroom 4	10'0" x 9'9"	3.05m x 2.97m
Bathroom		

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Plot 6 – Hornbeam Barn



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Plot 6 – Hornbeam Barn – 2,206 sq ft



Ground Floor

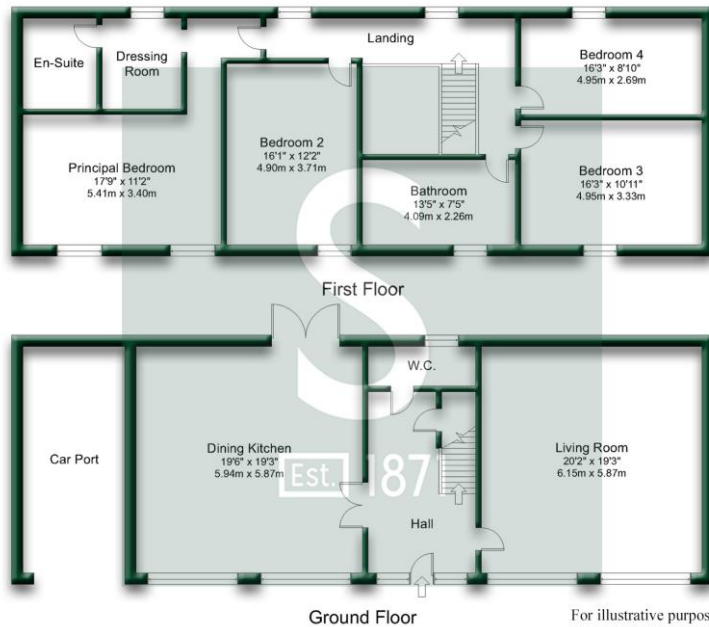
Living Room	17'0" x 16'5"	5.25m x 5.09m
Dining Kitchen & Snug	38'4" x 16'5"	11.70m x 5.09m
Utility Room		
Bedroom 3	13'2" x 11'6"	4.00m x 3.50m
Bedroom 4	10'10" x 10'4"	3.0m x 3.17m
Bathroom		

First Floor

Principal Bedroom	13'5" x 12'9"	4.10m x 3.90m
En-Suite		
Bedroom 2	13'1" x 12'2"	3.70m x 4.00m
Bathroom		



Plot 7 – Elm Tree Barn



Ground Floor

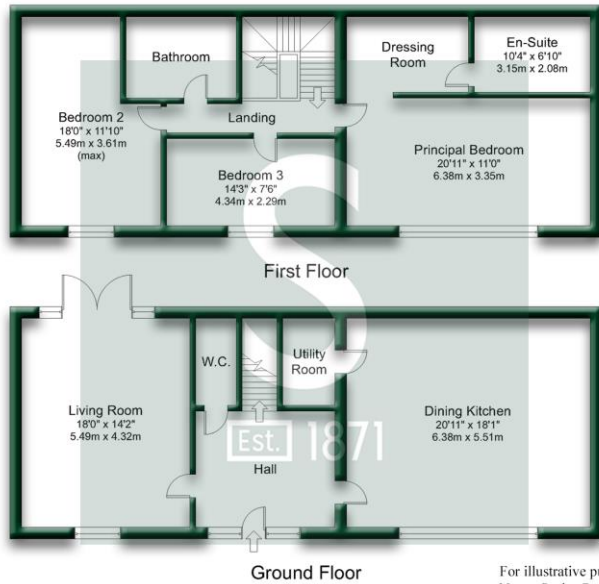
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Plot 7 – Elm Tree Barn – 1,901 sq ft

Ground Floor		
Living Room	20'0" x 19'0"	6.10m x 5.80m
Dining Kitchen	19'4" x 19'0"	5.90m x 5.80m
First Floor		
Principal Bedroom	17'8" x 11'2"	5.40m x 3.40m
Dressing Room		
En-Suite		
Bedroom 2	16'0" x 12'0"	4.90m x 3.70m
Bedroom 3	16'0" x 10'10"	4.90m x 3.30m
Bedroom 4	16'0" x 8'8"	4.90m x 2.66m
Bathroom		



Plot 8 – The Hemmel



Ground Floor

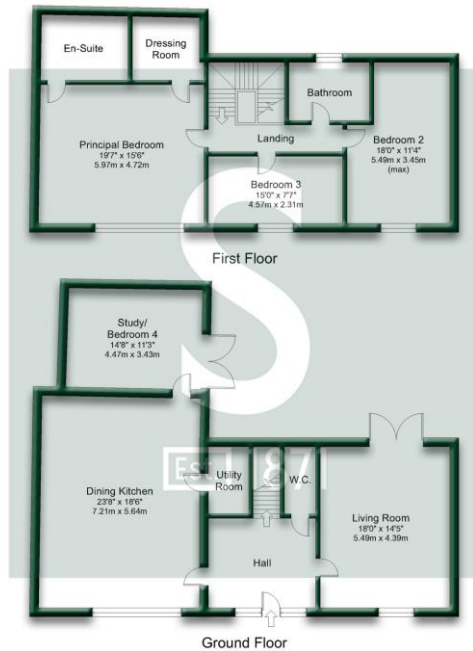
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Plot 8 – The Hemmel – 1,666 sq ft

Ground Floor		
Living Room	18'0" x 14'1"	5.55m x 4.30m
Dining Kitchen	20'8" x 18'0"	6.30m x 5.80m
First Floor		
Principal Bedroom	20'10" x 17'8"	6.40m x 5.40m
Dressing Room		
En-Suite		
Bedroom 2	17'8" x 11'10"	5.45m x 3.62m
Bedroom 3	14'2" x 7'6"	4.35m x 2.30m
Bathroom		



Plot 9 – Walnut Tree Barn



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Plot 9 – Walnut Tree Barn – 1,933 sq ft

Ground Floor		
Living Room	18'0" x 14'5"	4.30m x 3.50m
Dining Kitchen	23'6" x 18'4"	7.20m x 5.60m
Utility Room		
Study/Bedroom 4	14'5" x 10'10"	4.40m x 3.30m
First Floor		
Principal Bedroom	19'5" x 15'5"	5.90m x 4.70m
Dressing Room		
En-Suite		
Bedroom 2	17'8" x 11'5"	5.45m x 3.45m
Bedroom 3	14'9" x 7'7"	4.50m x 2.30m
Bathroom		



Easingwold	3.5 miles
Thirsk	10 miles
Boroughbridge	10 miles
York	13 miles
Harrogate	25 miles
Leeds	35 miles

Stephensons	
York	01904 625533
Haxby	01904 809900
Knarborough	01423 867700
Selby	01757 706707
Boroughbridge	01423 324324
Easingwold	01347 821145
York Auction Centre	01904 489731

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RL Cordingley BSc FRICS FAAV	
JC Drewniak BA (Hons)	

Associates
CS Hill FNAEA
N Lawrence

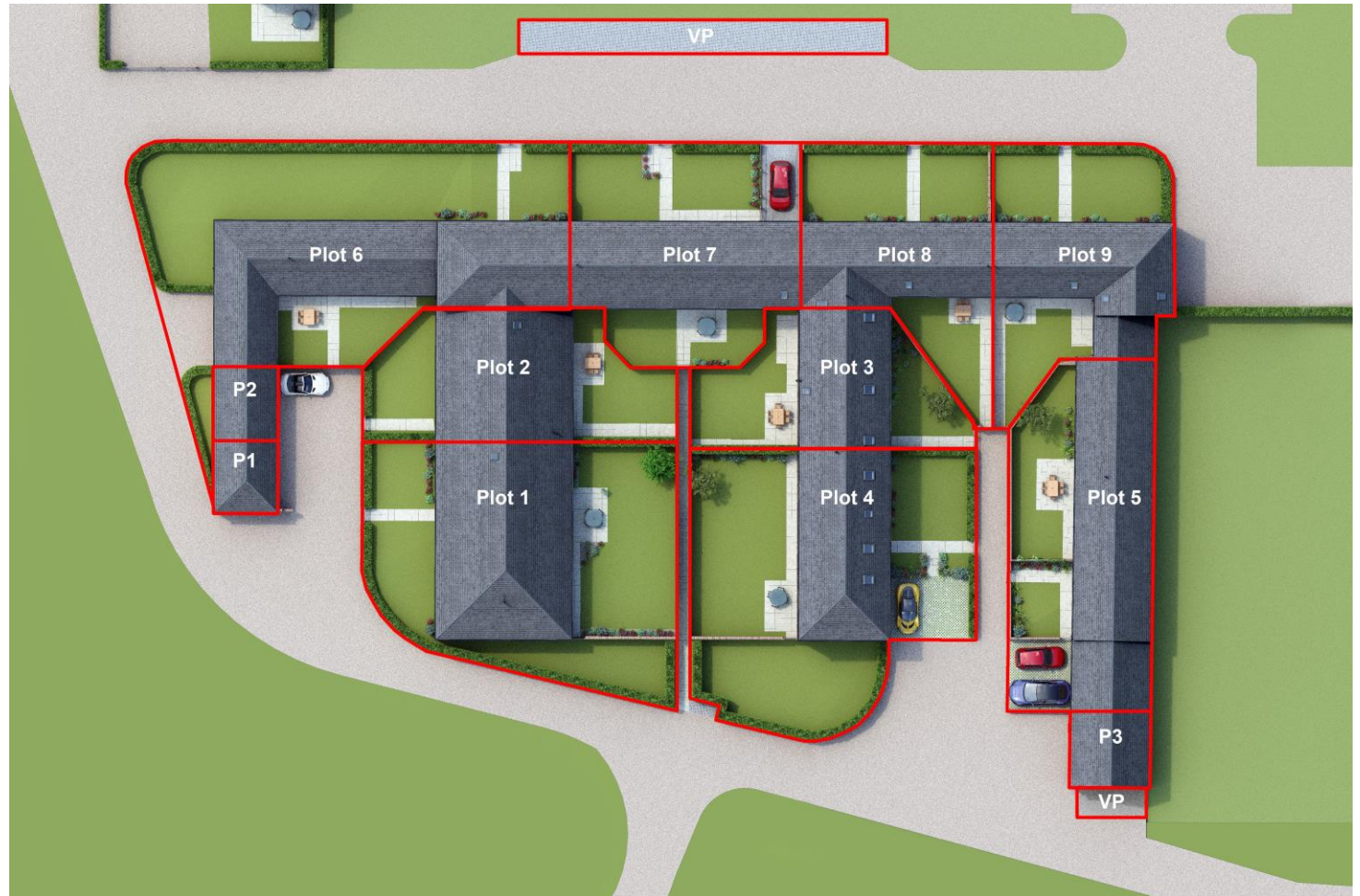
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Agent's Note

Please note that all room dimensions are approximate and have been taken off the developer's working drawings and may be subject to changes. All images are computer generated and have all been provided purely for guidance and reference only.

Each barn will pay an annual service charge for the maintenance of the access road. Further details upon request.