





An outstanding new build family home which will be constructed to a high specification blending environmentally friendly, sustainable living from solar panels and air source heat pump and providing spacious and modern open plan living accommodation enjoying views over countryside to the rear. The accommodation includes a reception hall, spacious lounge, stunning open plan kitchen / dining / day room with bi folding doors opening to a patio and rear garden. The luxurious kitchen with island will be fitted with quartz work tops and integrated appliances to include double oven, micro wave, fridge, freezer, dishwasher and induction hob with extractor canopy. There is also a useful utility room, cloakroom / wc and a study. The master bedroom has a Juliette balcony providing superb views over countryside and a walk through dressing room leading to the en suite shower room. The guest bedroom also has a Juliette balcony and an en suite shower room. The two remaining double bedrooms also have an en suite shower room. Externally there is a front garden and remote gates will open to a block paved double drive leading to the double garage. To the rear there is a patio garden adjoining and over looking countryside.





- Brand new four double bedded detached family home with remote gated entrance
- Outstanding open plan kitchen / dining / day room with integrated appliances and bi fold doors to the rear
- Master bedroom with walk in wardrobe and en suite shower room
- Upvc double glazing, air source heat pump central heating, under floor to the ground floor
- Rear garden over looking countryside
- Built to a high specification together with environmentally friendly sustainable living features
- Spacious living room and separate study
- Three further bedrooms with en suite shower rooms
- Electric gates opening to block paved driveway and double garage

#### GENERAL INFORMATION

Tenure: Freehold

Services: Air source heat pump central heating, mains electric, water and drainage to Vortex bio treatment

Double glazing in anthracite grey.

Solar Panels

Local Authority: North Yorkshire Band TBC

Architect certificate

All photos/drawings are for illustrative purposes only.



# Do Not Scale From Drawing

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**North East - Entrance Elevation**  
Facing Long Lane (behind trees)

## Elevations

Scale 1:100

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scale bar at 1:100



**South East - Side Elevation**  
Facing House A Gable



**South West - Garden Elevation**



**North West - Side Elevation**  
Facing House C gable

## Materials :-

**Walls** buff-brown facing brick  
**Windows** side hung centre bar casement windows grey PVCu ; artexed sills and lintels ; bottom latched from face of wall  
**Doors** composite self colour door leaf in stock light grey with grey PVCu frames  
**Roofs** Condor Senior interlocking concrete smooth flat tiles in anthracite colour ; 30° pitches throughout except to roof over entrance at 45.0° and bay window north at 32.3°  
**Chimney** in facing brick with artexed top copings and terracotta pots  
**Eaves** overhanging with soffits on rake eam. 225mm overhang  
**Verges** overhanging with bargeboards eam. 225mm overhang  
**RW goods** black plastic to simulate C1

## Notes :-

See site plan dep. 101 for roof plan.

All dimensions and roof pitches are rational and subject to detail design for Building Regulations but will not vary significantly from shown or noted. Dimensions are to structural walls and detail room sizes will reduce by thickness of finishes such as plasterboarding etc.

Rev. AS 26-05-24 All redesign  
Rev. AS 26-11-23 roof coverings changed  
Rev. AS 10-11-23 roof coverings changed  
Rev. AS 10-11-23 scale changed to floor plans  
Rev. AS 10-10-23 issued for planning application

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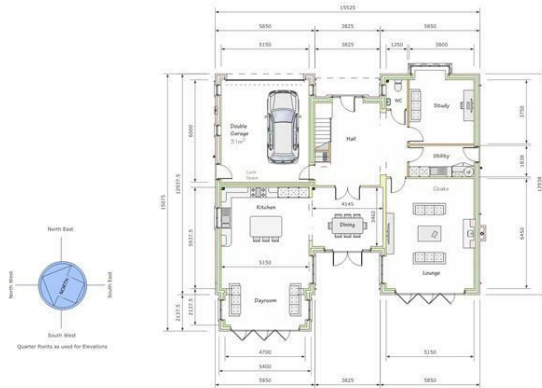
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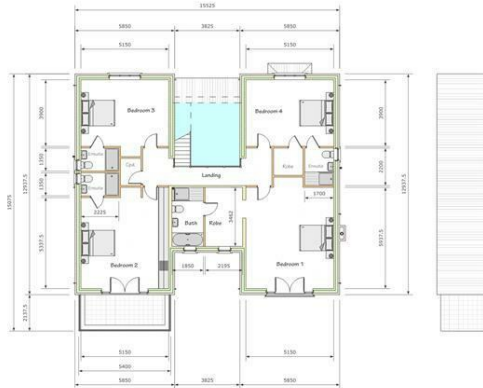
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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC



**Ground Floor**  
Floor area nom. 140 m<sup>2</sup>

**2 Storey 4 Bedroom House**  
House floor area nom. 285 m<sup>2</sup>



**First Floor**  
Floor area nom. 145 m<sup>2</sup>

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