



FALLOW PROPERTY
Heritage Projects & Healthy Homes

ASHWOOD
DESIGN ASSOCIATES LTD

THE PADDOCK

Main Street, Little Ouseburn, York, YO26 9TD

CROFT
LUXURY | LIFESTYLE | LOCATION

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A VERY RARE DREAM SELF BUILD OPPORTUNITY
FOR A 4000-5000 SQFT HOME (STP) WITH 0.6
ACRES OF GARDEN, LOCATED IN AN IDYLIC
NORTH YORKSHIRE VILLAGE.

Boroughbridge 5 miles, York 14 miles, Harrogate 15 miles (all distances
are approximate).

Referenced to the CGIs and floor plans:

Ground Floor:

Reception Hall with cloak/boot room, 4 reception rooms.
Open plan kitchen orangery with living and dining area, joined
by pantry and utility room.
Rear Hall with w.c. with connecting door to garage.

First Floor:

4 bedrooms with potential for another bedroom with
additional dressing room above the garage.
2 bedrooms have ensuite bathrooms, one house bathroom.

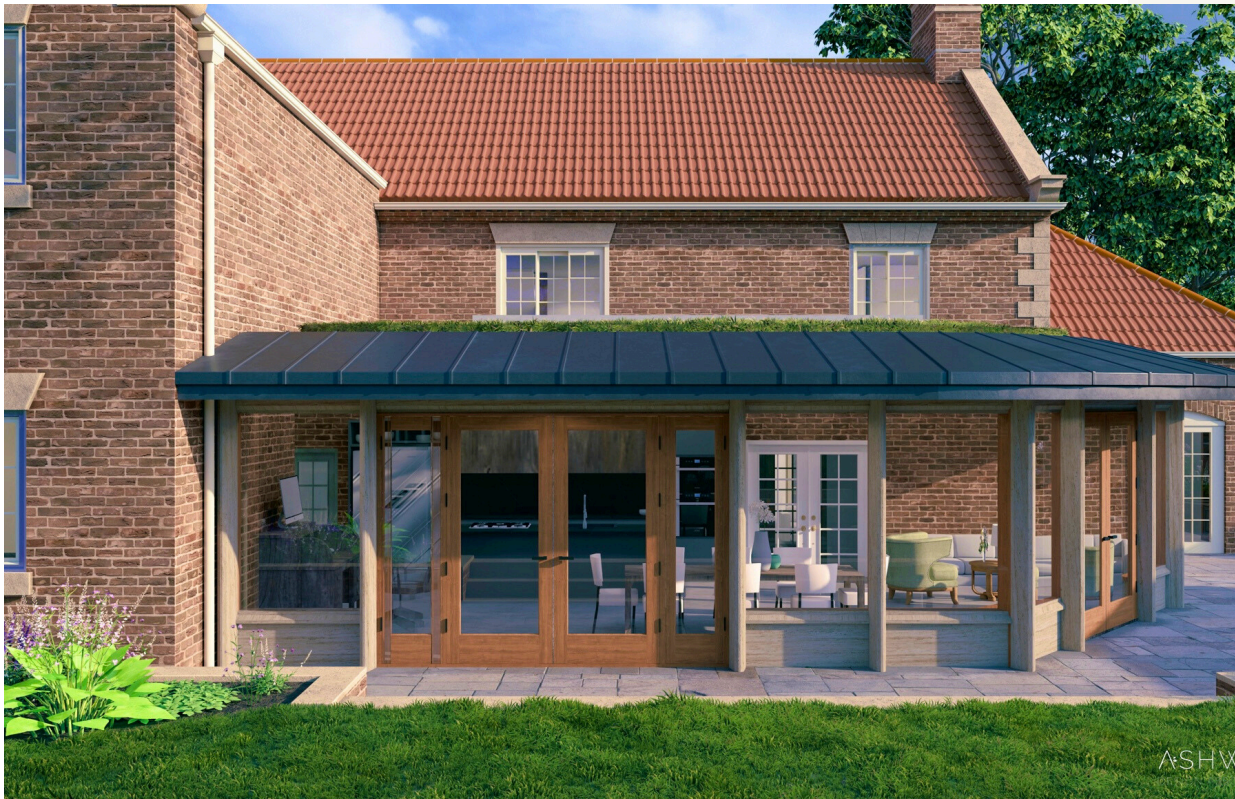
Attic Plan:

2 further bedrooms both with ensuite bathrooms off the attic
landing.

Outside:

Private gated stone driveway and parking for multiple cars.
South facing garden.
Garage with separate double doors.





A very rare opportunity to purchase a large bungalow on a generous plot of 0.6 acres offering the potential for a replacement dwelling of a classical design which could be 4000-5000 sqft, located in a small North Yorkshire village of Little Ouseburn.



The existing building is habitable and can be lightly refurbished or extended with minor works, and is also mortgageable.



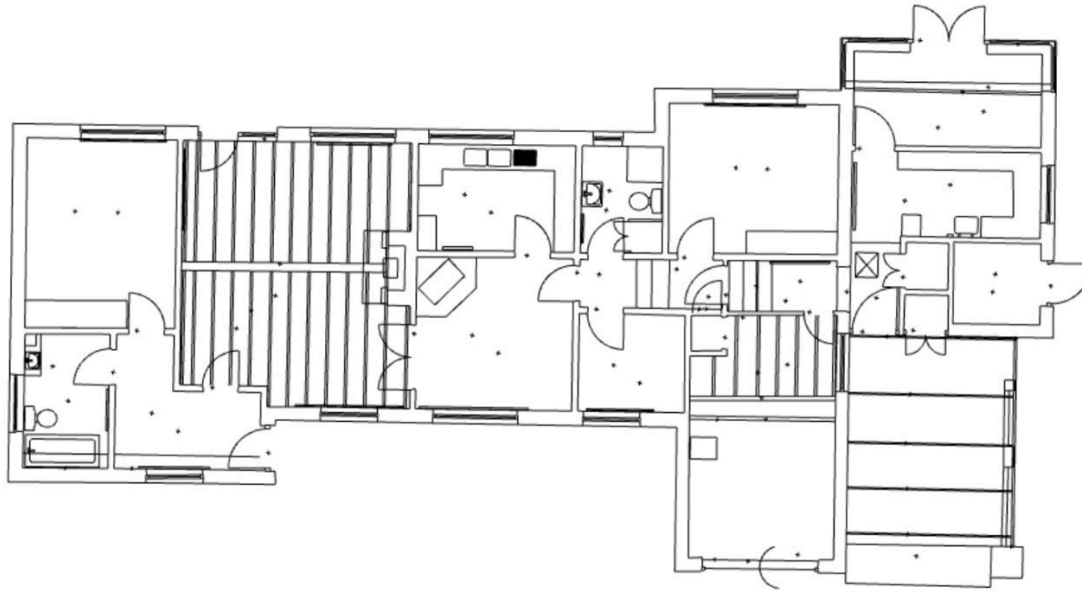
The CGIs and floor plans demonstrate the sites potential for a single; beautiful, spacious and energy-efficient modern home subject to gaining planning permission. The suggested house design is in keeping with the local vernacular and Georgian Era farmhouses with a contemporary extension design to provide semi open plan living spaces, and sweeping views of the south facing garden. The garden would be manageable, private and secure. With the added benefit of being close to footpaths leading to the open countryside.

Mains water and electricity. Drainage and heat to be determined by the purchaser.



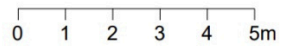
Existing building: 3 beds, 2 baths, and 1 reception room.

Existing Floor Plan



Existing Floor Plan 1:100 @A3

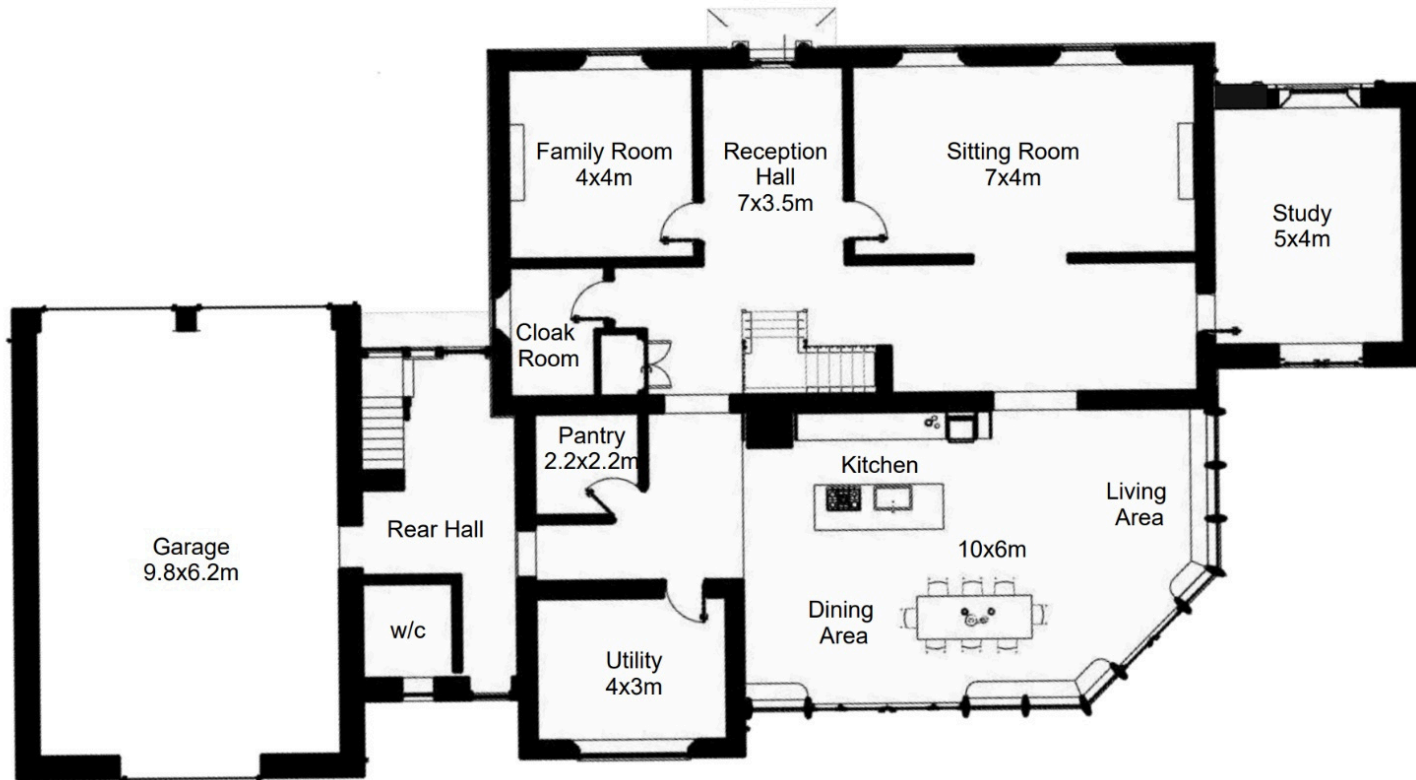
Scale: 1/100 @ A3



FALLOW PROPERTY 	
PROJECT : The Paddock, Little Ouseburn	
TITLE : Existing Floor Plan	
DRAWING No. : 1029.102	VERSION : 1.2
SCALE @A3 : 1:50	DRAWN BY : JW
ISSUE : October 2, 2024	CHECKED BY : CC

Proposed Floor Plan

Ground Floor



Ground Floor Plan Scale: 1/100 @ A3 0 1 2 3 4 5m

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PROJECT : The Paddock, Little Ouseburn	
TITLE : Proposed GF Plan	
DRAWING No. : 1029.104	VERSION : 1.6
SCALE @A3 : 1:100	DRAWN BY : JW
ISSUE : November 13, 2024	CHECKED BY : CC

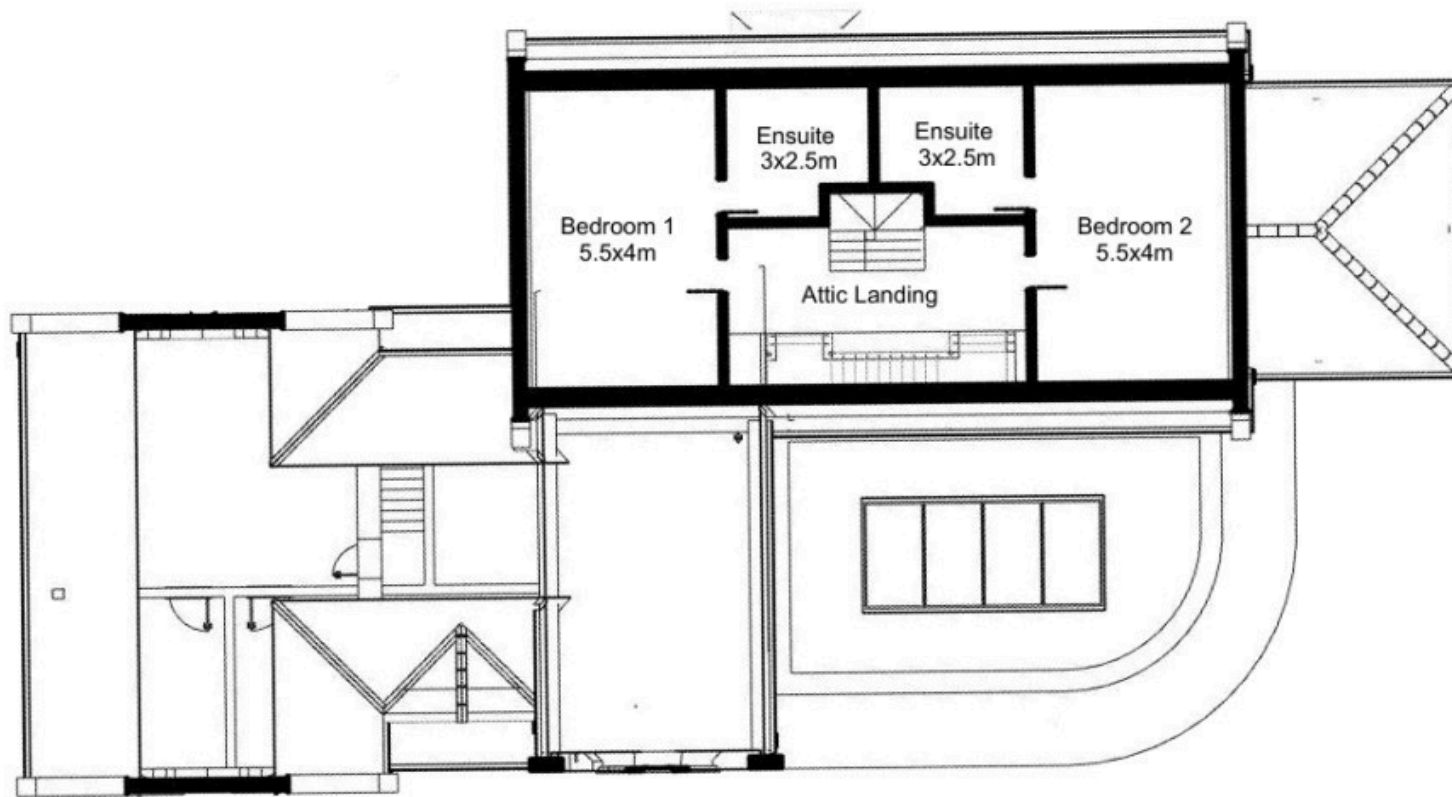
First Floor




1st Floor Plan Scale: 1/100 @ A3 0 1 2 3 4 5m

FALLOW PROPERTY	
PROJECT : The Paddock, Little Ouseburn	
TITLE : Proposed FF Plan	
DRAWING No. : 1029.105	VERSION: 1.5
SCALE @A3 : 1:100	DRAWN BY : JW
ISSUE : November 12, 2024	CHECKED BY : CC

Second Floor / Attic



Attic Plan Scale: 1/100 @ A3 0 1 2 3 4 5m

FALLOW PROPERTY 	
PROJECT : The Paddock, Little Ouseburn	
TITLE : Proposed Attic Plan	
DRAWING No. : 1029.106	VERSION: 1.5
SCALE @A3 : 1:100	DRAWN BY : JW
ISSUE : November 12, 2024	CHECKED BY : CC



North Elevation



East Elevation

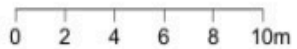



South Elevation

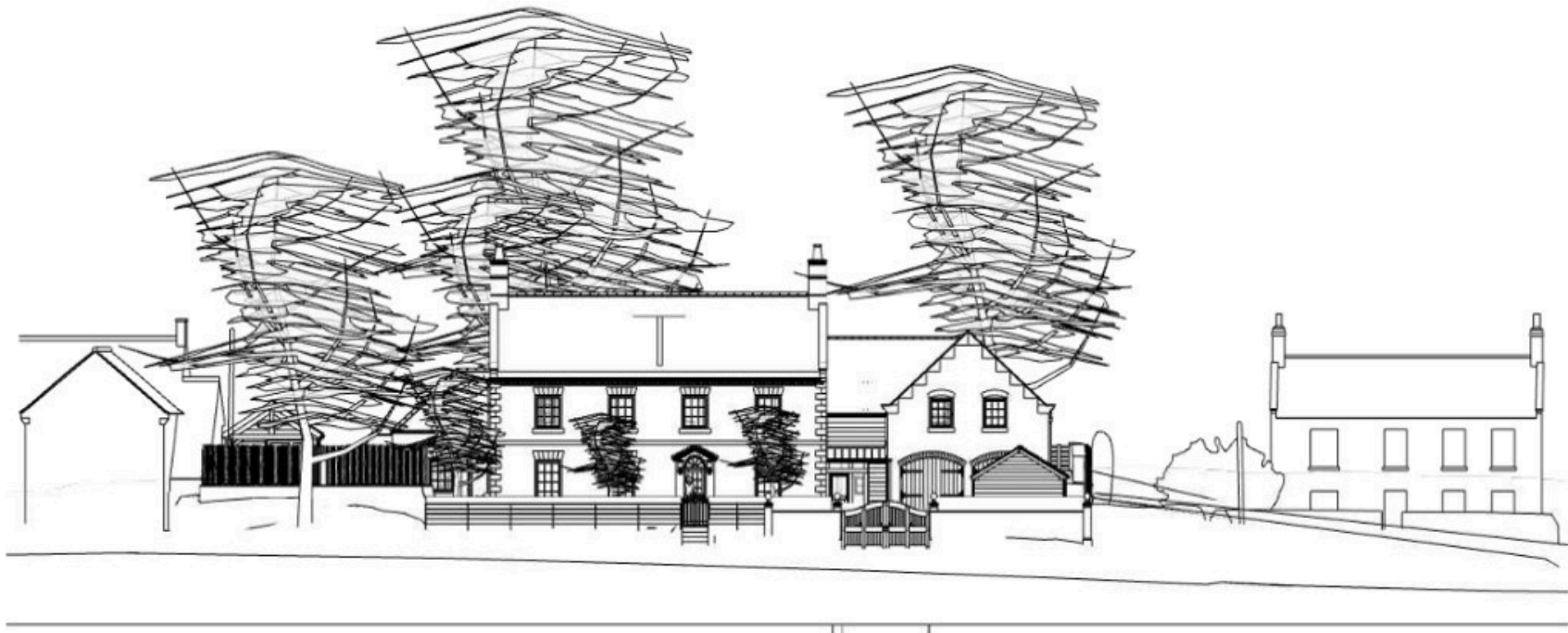


West Elevation

Scale: 1/200 @ A3

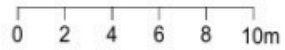



 FALLOW PROPERTY	
PROJECT : The Paddock, Little Ouseburn	
TITLE : Proposed Elevations	
DRAWING No. : 1029.103	VERSION: 1.5
SCALE @A3 : 1:100	DRAWN BY : JW
ISSUE : November 12, 2024	CHECKED BY : CC



Proposed Street Scene

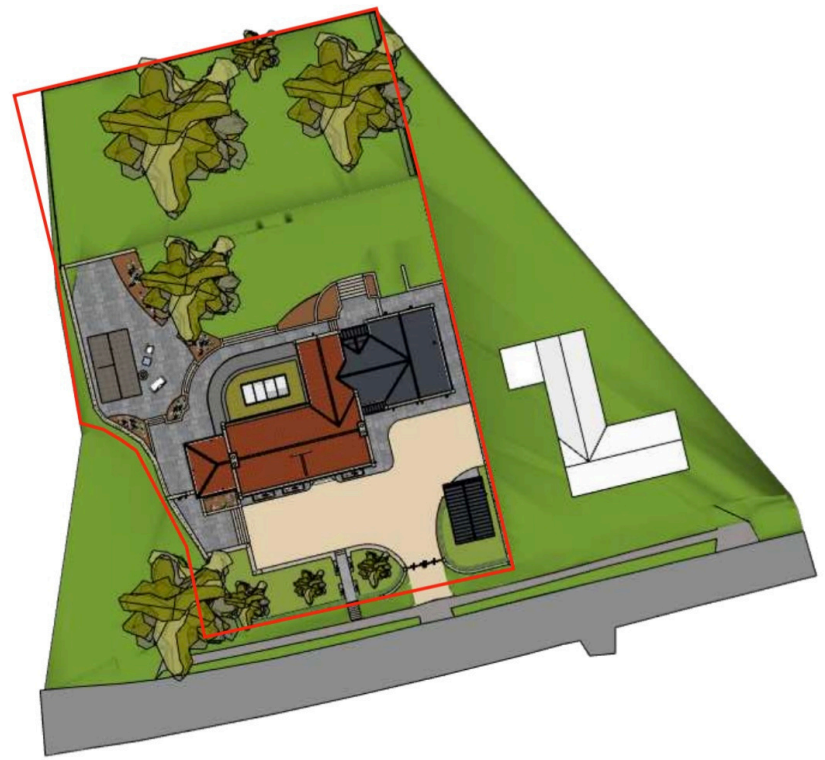
Scale: 1/200 @ A3



FALLOW  PROPERTY	
PROJECT : The Paddock, Little Ouseburn	
TITLE : Proposed Street Scene	
DRAWING No. : 1029.102	VERSION: 1.5
SCALE @A3 : 1:200	DRAWN BY : JW
ISSUE : November 12, 2024	CHECKED BY : CC



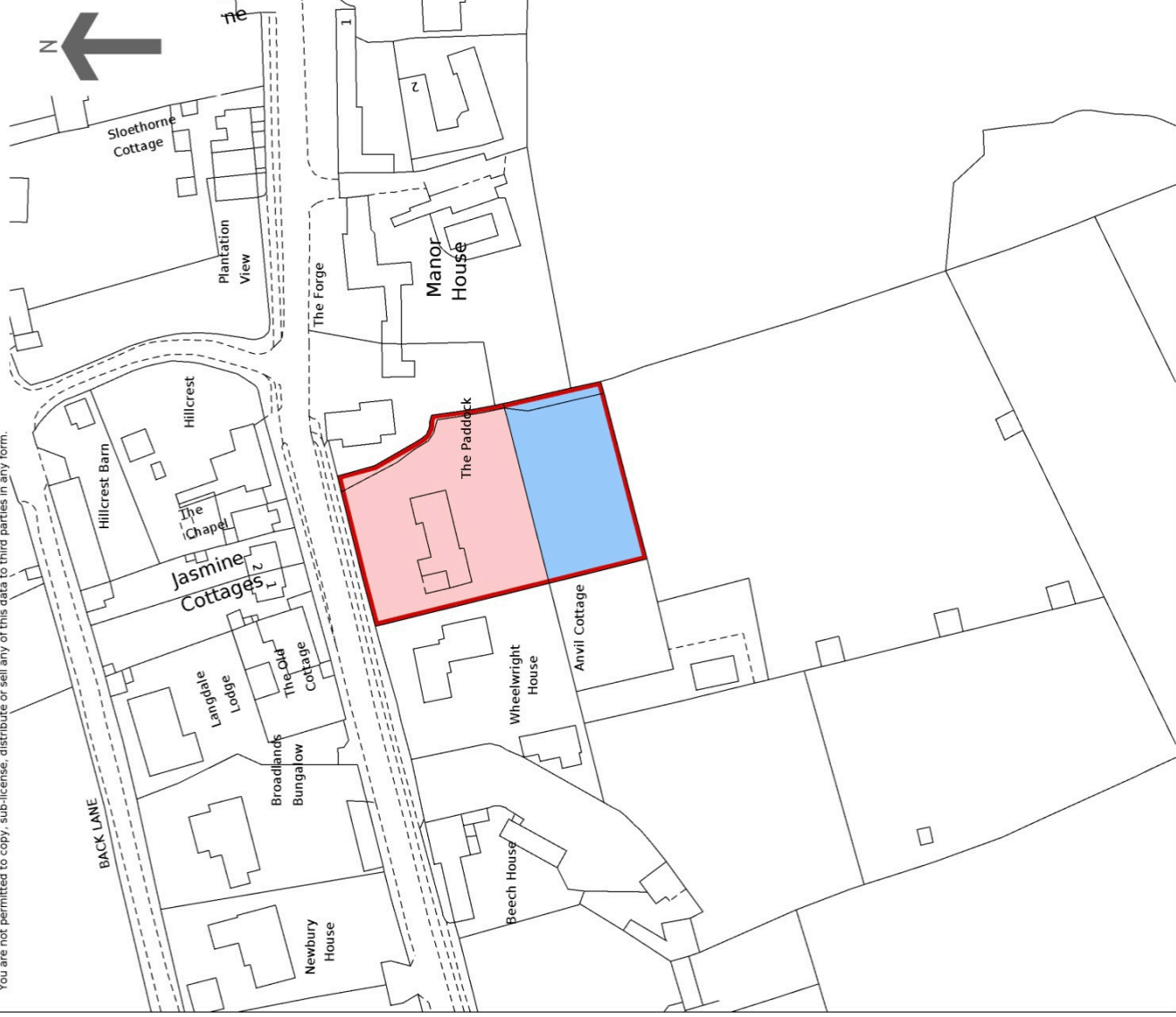
Location Plan 1:1250 @ A3



Proposed Site Plan Scale: 1/500 @ A3 0 10 20m



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The location is perfectly sat between York, Harrogate, and Boroughbridge. For commuting and travel, the A59 lies ~3 miles south, and joins the A1(M) 2 miles west.

There are 2 local railway stations at Hammerton and Cattal ~3 miles away, with trains running into York, Leeds, and Harrogate. York and Leeds railway stations have excellent services to London and Manchester, and further afield. To Kings Cross from York the journey is under 2 hours 15 mins.

There are a number of private schools within close proximity, as well as a wide range of eatery's, shops, facilities, and amenities.



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Viewings strictly by appointment.

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