



## BRAEBURN CROFT

EXELBY | BEDALE | NORTH YORKSHIRE | DL8 2HF

## THE DEVELOPMENT

*Braeburn Croft offers a wonderful opportunity to purchase a substantial new-build family home on the edge of the picturesque and popular village of Exelby. Surrounded by open farmland and countryside, this impressive property has been creatively designed for modern day family living. Individually designed and beautifully crafted, using premium, locally sourced materials. Combining modern living with peaceful country life, the homeowner will delight in the luxurious specification and light-filled accommodation.*

*There is the opportunity for an early purchaser to contribute to choices for kitchen and bathroom fittings. The extensive open plan living kitchen and family room is at its heart with the expansive glass doors providing a physical and visual connection to the landscaped gardens and surrounding countryside. Externally there is ample off-road parking, private driveway, garage and sufficient electrical capacity for a homeowner to install a car charging point. The architectural style draws inspiration from the surrounding landscape, constructed in attractive Birkdale blend brick under a natural grey pantile roof, following the lines of traditional architecture yet fashioned to accommodate the latest in modern technology.*

*Braeburn Croft presents a rare opportunity to secure a bespoke new home in this desirable location. Early purchasers will enjoy the advantage of personalising elements of the property, from interior finishes to individual design preferences, ensuring a residence that reflects their own style and requirements.*

*Braeburn Croft will benefit from a 6-year structural warranty acceptable to mortgage lenders.*

*The property is currently under construction and is due for completion late 2025/early 2026.*

## THE DEVELOPER

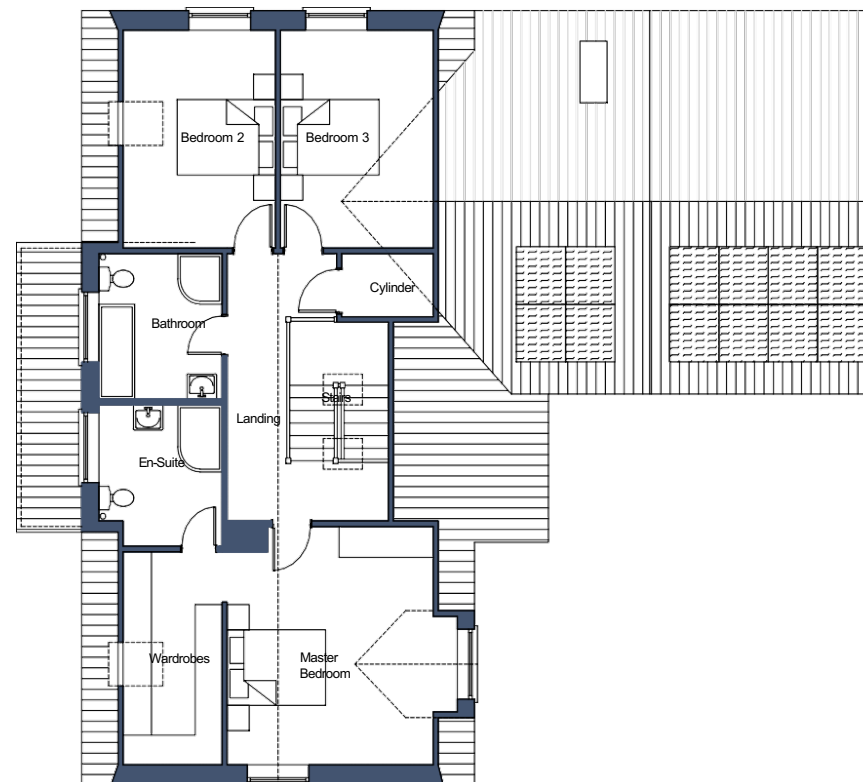
*Peter Simpson is a resident in Exelby who is developing up to three houses in the village. Braeburn Croft is the second of those houses, having successfully developed the first plot occupied by Arbeya House.*

*The architectural vision for this latest project has been led by Andrew Lynn of Andrew Bramley Associates, Northallerton. Andrew is widely respected for designing elegant, practical homes that blend seamlessly with their surroundings. His portfolio includes both Abreya House and the neighbouring properties opposite, ensuring this new development continues the same sense of harmony and design integrity.*

*The building contractor is Howatt Court Developments who also built Arbeya House and the attractive properties opposite. The Architect and Builder have proven skill, creativity, and deep local knowledge. Their combined experience guarantees buyers a home of the highest standards in construction and design - one that not only offers lasting quality but also enriches the character of the area for generations to come.*



GROUND FLOOR PLAN - 120sqm + Garage - 27sqm

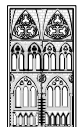


FIRST FLOOR PLAN - 82sqm

# ANDREW BRAMLEY ASSOCIATES Architectural Designers

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Planning Supervisor Building Regulations Surveying



All dimensions to be checked on site.  
Do not scale off this drawing.  
Any discrepancies to be reported to Architects.

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REV	No.	Date	Description	Checked	Notes
B	15.04.24		ROOF AMENDED	ARL	

Project	PROPOSED DWELLING, LAND ADJACENT TO ARBEYA HOUSE, EXELBY, DL8 2HF		Scale	January 2024	@A1
			Date	1:50	
Client	Mr P SIMPSON		Drawn by	A Lynn	Checked by A Lynn
Title	GROUND & FIRST FLOOR PLANS AS PROPOSED		Drg No.	2024/09/01	Rev. B



# ACCOMMODATION

## GROUND FLOOR

- Entrance porch
- Reception hall
- Living room
- Open plan living kitchen
- Study
- Utility room
- Cloakroom
- Bedroom with en-suite shower room

## FIRST FLOOR

- Light and spacious landing
- Principal bedroom with dressing room and en-suite shower room
- Two generous guest bedrooms
- House bathroom

## EXTERIOR

- Private driveway
- Ample off-road parking
- Integral garage
- Front and rear gardens

# SPECIFICATION

## GENERAL

All construction will comply with local building regulation requirements and thermal calculations as supplied by Richmond Thermal Solution

- Brickwork in Birkdale Blend by Traditional Brick and Stone
- Artstone cills to front and side elevations
- Interlocking grey Marley Mendip roof tiles
- Built to latest building regulations requirements with larger cavities and thermal insulation wall batts for increased energy efficiency
- Internal walls in blockwork with some stud partitions to create the internal layout
- Modern Truss rafter roof
- Windows and entrance doors supplied by Newlife, Thirsk
- Composite front door with side window panel to covered porch area
- Garage roller shutter door
- Rainwater goods in high quality UPVC in black finish

## KITCHEN, UTILITY, CLOAKROOM AND BATHROOMS

- The layouts as shown on the floorplans are indicative with the exception of the shower trays which will be fitted as the construction progresses, with all necessary plumbing for hot and cold tap, shower supplies, utility appliances and drainage
- An allowance has been included within the asking price for early purchasers, enabling them to select and personalise fittings of their design and choice



## HEATING AND HOT WATER

- Air source central heating and hot water system
- Large capacity pressurised hot water cylinder
- Zoned wet system underfloor heating to the ground floor
- Radiators to first floor
- Heated towel rails to bathrooms with dual controls for summer heating
- A log burner is indicated on the plans; however, installation would be at the discretion and commissioning of the future owner, if required.

## JOINERY

- MDF skirtings and architraves throughout
- Oak faced internal doors
- Staircase with oak handrails and painted spindles

## DECORATIONS

- Neutral matt finish to walls and ceilings. Colour choice can be determined by the future owner if build programme allows
- Chrome door handles
- Satin paint finishes to staircase, skirtings and architraves throughout

## ELECTRICS AND LIGHTING

- Low energy pendant and downlights
- Provision for bathroom mirrors
- Telephone/Broadband point (fibre connectivity is available in the village)
- TV points
- Sufficient electrical sockets for domestic requirements
- Outdoor lighting and electric socket

- The garage will be supplied with sufficient capacity to accommodate the installation of an electric vehicle charging point, if required by the future homeowner
- The floor plans indicate the potential positioning of Solar PV panels, in accordance with the approved planning consent. Installation, if desired, would be at the discretion and commissioning of the future homeowner

## EXTERIOR

- Front hedge line planted with established mixed species hedging
- Boundary fencing to include close-boarding to the rear garden and post-and-rail to the roadside, incorporating vision splays.
- Driveway to be finished with grey chippings and defined edging
- Timber gate to driveway
- Garden areas will be prepared with graded topsoil, enabling the future owner to implement their own landscaping scheme, in accordance with the relevant planning consent conditions



# LOCATION



## EXELBY

Exelby is a picturesque and popular village situated on the edge of Wensleydale within the beautiful stunning countryside of The Yorkshire Dales. In 2018, the residents of Exelby, alongside community investors, purchased the village pub, The Green Dragon, revitalising it as the Exelby Green Dragon (EGD). The pub has been fully renovated offering bar, restaurant, beer garden and high-quality lodging. Serving as a community hub, the EGD hosts local groups embodying the village's strong community spirit.

There are an abundance of scenic walks and country pursuits accessible from your doorstep. It is situated in the former Hambleton District (now North Yorkshire Council) close to the thriving market towns of Bedale, Northallerton, Masham, Ripon and Leyburn.

Bedale is just two miles from the village and is a vibrant market steeped in history and surrounded by picturesque countryside. With its bustling market square, historic buildings, and friendly atmosphere, Bedale offers residents a quintessential English town experience.

**MARKET TOWN CHARM:** Bedale's market square is the focal point of the town, hosting regular markets and events. Visitors can explore the charming mix of independent shops, cafes, and pubs that surround the square.

**HISTORIC LANDMARKS:** The town is home to several historic landmarks, including Bedale Hall, a Grade I listed building with beautiful gardens, and St. Gregory's Church, a medieval church with impressive architectural features.

**LOCAL AMENITIES:** Residents enjoy a range of local amenities, including supermarkets, schools, healthcare facilities, and leisure activities.

**SCHOOLS:** Burneston and Bedale primary schools. Bedale High School for secondary education.

**SPORTS AND RECREATION:** Bedale and its surrounding area offer a variety of sports and recreational activities for residents and visitors of all ages.

**BEDALE LEISURE CENTRE:** The leisure centre boasts a 25-meter swimming pool, perfect for both leisurely swims and fitness training. The centre has a fully equipped gym with a range of cardio and strength training equipment. It also offers a variety of fitness classes, including yoga, Pilates, and spin.

**GOLF COURSE:** Bedale Golf Club offers an 18-hole, par 70 parkland course set in the beautiful Yorkshire countryside. The club welcomes golfers of all abilities and has a friendly and welcoming atmosphere.

**OUTDOOR RECREATION:** Bedale Park: The town's park offers a range of facilities, including tennis courts, a children's play area, and open green spaces for picnics and leisure activities.

**WALKING AND CYCLING:** The surrounding countryside provides plenty of opportunities for walking and cycling, with a network of footpaths and cycle routes to explore.

**SPORTS CLUBS AND SOCIETIES:** Bedale AFC: The town's football club competes in local leagues and welcomes players of all ages and abilities.

**BEDALE CRICKET CLUB:** The cricket club has teams for both adults and juniors and offers coaching and competitive matches throughout the season.

**BEDALE BOWLING CLUB:** The bowling club has excellent facilities and welcomes new members of all ages.

**EVENTS AND FESTIVALS:** Bedale Sports Festival: A highlight of the town's calendar, the sports festival includes a range of activities and events for all ages, including sports tournaments, fun runs, and family-friendly entertainment.

### TRANSPORT LINKS

**ROADS:** Exelby benefits from excellent road links, making it a convenient location for commuters and travelers.

**A1(M) Motorway** – The village is just half a mile west of the A1(M) (Junction 51), providing fast and direct access to key destinations such as Leeds, York, Newcastle, and London.

**Bedale Bypass (A684)** – The nearby A684 connects Exelby to Bedale, Northallerton, and the scenic Yorkshire Dales, making it easy to explore the region.

**Local Roads** – Well-maintained country roads link Exelby to surrounding villages, market towns, and rural attractions, ensuring a balance of peaceful village living with excellent connectivity.

With these strong transport links, Exelby is ideal for those who want countryside charm while staying well-connected to major towns and cities.

**TRAINS:** The nearest train stations to Exelby are:

Northallerton Railway Station (Approx. 9 miles east)

A major station on the East Coast Main Line, offering direct services to London Kings Cross, Edinburgh, Newcastle, Leeds, and Manchester. Operated by LNER, TransPennine Express, and Northern.

Thirsk Railway Station (Approx. 14 miles southeast)

Another stop on the East Coast Main Line, with services to key cities including York, London, and Newcastle.

Served by LNER and TransPennine Express.

**AIRPORTS:** Teesside International Airport (MME) – Approx. 22 miles northeast.

Offers domestic and international flights, including destinations in Europe.

Convenient for short-haul travel and business flights.

Leeds Bradford Airport (LBA) – Approx. 38 miles southwest

A major regional airport with flights to the UK, Europe, and some long-haul destinations.

Good for both leisure and business travel.

Newcastle International Airport (NCL) – Approx. 60 miles north

Offers a wide range of domestic, European, and long-haul flights.

Well-connected via the A1(M) for easy access.



Buchanan Mitchell  
Estate Agents

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Method of Sale: The house is offered for sale by private treaty; however the Agents reserve the right to conclude negotiations by any other means at their discretion.

Services: Mains electricity, water and drainage. Air source heating.

Fixtures and fittings: All items normally designated as fixtures and fittings are specifically excluded from the sale unless they are mentioned in the particulars of sale.

Covenants, Easements, Rights of Way: The property will be sold subject to all covenants, easements and rights of way whether specifically mentioned in these particulars or not.

Energy Performance Certificate: Rating B: Full copy of the energy performance certificate is available upon request.

Tenure and Possession: The property is offered for sale freehold with vacant possession upon completion.

Mileages: Bedale 2 miles, A1 (M) 2.5 miles, Northallerton 9 miles, Thirsk 12 miles, Ripon 12 miles, (All mileages are approximate)

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RICS

