PANTERA PROPERTY

FOLLIFOOT

Wedderburn House

One of three

3,245 sq ft including garage

Completion Spring/Summer 2027

QUARTERS LIFE

A RARE OPPORTUNITY AT FOLLIFOOT

Behind a gated entrance on Pannal Road, three new homes sit on the edge of Follifoot with open Yorkshire countryside around them. Wedderburn House is the one built around two principal suites, a layout that gives a growing family room to breathe and guests space of their own.

Its south-facing garden enjoys superb views across the Rudding Park estate, with the sun on it for much of the day. Inside, the kitchen is by Roomroom of Harrogate, and bi-fold doors open the living space straight onto the garden.

Built by Quarters Life in tumbled Yorkshire stone, it is a short walk from the village's traditional pub, with Harrogate around three miles away.

THE DEVELOPMENT

ONLY THREE HOMES

Just three houses make up this private collection on Pannal Road. Each stands on its own plot behind a gated entrance and a shared sandstone drive, with clipped evergreen hedging and mature trees retained along the boundary.

No two are alike. Each house has been drawn individually, with its own roofline, layout and garden, while sharing the same materials and specification throughout.

3
DETACHED HOMES

3,245
SQ FT INCL GARAGE

2027
SPRING COMPLETION

THE HOME

WEDDERBURN HOUSE

From the lane, Wedderburn House is defined by its green oak porch. Tumbled Yorkshire stone is laid full height on every elevation, with stone heads and cills, beneath a gabled roof of natural blue-grey slate. Pebble grey flush casement windows and a detached double garage complete a front that is balanced rather than busy.

Inside, the plan is generous and easy to read. The hall leads to a living room, a study and the open-plan kitchen, dining and living space that opens onto the garden. A boot room, a fitted utility and a cloakroom WC sit close by.

Upstairs, the layout is what sets this house apart. The principal suite has a bedroom, dressing room and en-suite, and each of the three further bedrooms has an en-suite of its own.

Outside, the south-facing garden looks out across the Rudding Park estate, a rare outlook for a new home this close to Harrogate.

Tumbled Yorkshire stone • Natural slate • Double garage

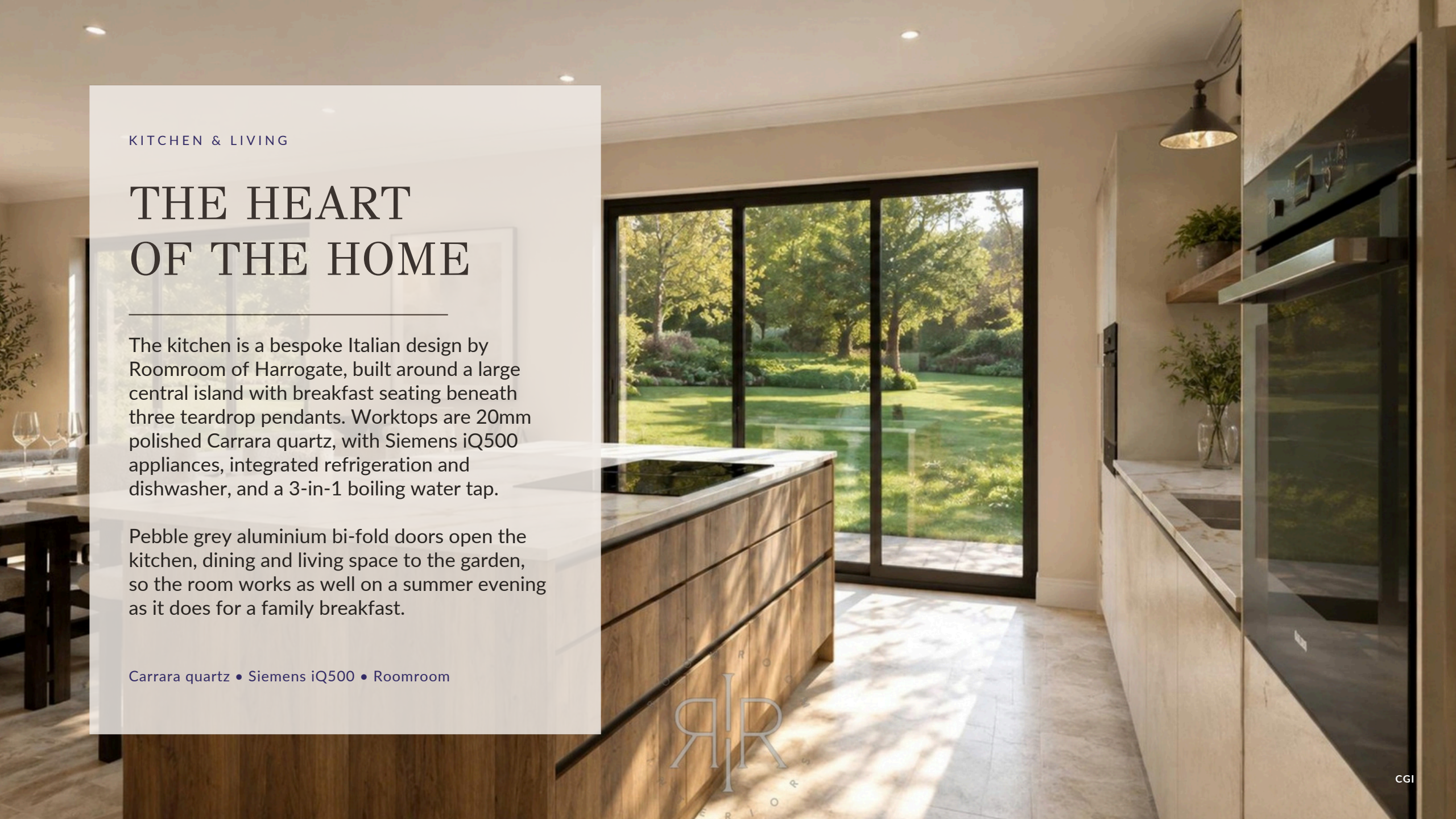
KITCHEN & LIVING

THE HEART OF THE HOME

The kitchen is a bespoke Italian design by Roomroom of Harrogate, built around a large central island with breakfast seating beneath three teardrop pendants. Worktops are 20mm polished Carrara quartz, with Siemens iQ500 appliances, integrated refrigeration and dishwasher, and a 3-in-1 boiling water tap.

Pebble grey aluminium bi-fold doors open the kitchen, dining and living space to the garden, so the room works as well on a summer evening as it does for a family breakfast.

Carrara quartz • Siemens iQ500 • Roomroom



CGI

LIGHT, SPACE & CONNECTION

The open-plan arrangement brings the kitchen, dining and living areas together while maintaining a direct connection to the garden.

FLOOR PLANS

THE LAYOUT

GROUND FLOOR

FIRST FLOOR

Floor plans are indicative and not to scale. Dimensions are approximate.

BATHROOMS

CALM, CONSIDERED FINISHES

CGI

CGI

PORCELANOSA

Sanitaryware and tiling throughout, with wall-hung WCs, vanity units with storage, illuminated mirrors, lit shower niches and shaver sockets.

All four bedrooms include a private en-suite.

LOCATION

VILLAGE LIFE, HARROGATE CLOSE BY

Follifoot is a small, historic village on the southern edge of the Harrogate district. Its centre, a short walk from the development, has an old village cross, the Harewood Arms pub and the Grade II listed church of St Joseph and St James, alongside a village shop and post office, a primary school, a cricket club and the Follifields wildlife and play area.

Rudding Park Hotel is within walking distance. It is home to an award-winning spa, the Michelin-starred FIFTY TWO restaurant and two golf courses, and outline planning approval is in place for a new golf and country club.

Harrogate, with its independent shops, restaurants and the Stray, is around three miles to the north. Schools within reach include Harrogate Grammar School, St Aidan's and St John Fisher, with Ashville College and Harrogate Ladies' College among the independent options.

2
MILES TO PANNAL STATION

3
MILES TO HARROGATE

7
MILES TO A1(M)

14
MILES TO LEEDS / AIRPORT

The X70 bus links the village with Harrogate, Wetherby and York.

BUILT WITH DETAIL IN MIND

KITCHEN & UTILITY

- Bespoke Italian kitchen by Roomroom of Harrogate
- Central island with breakfast seating
- 20mm polished Carrara quartz worktops
- Siemens iQ500 oven and combination microwave
- Integrated fridge freezers and dishwasher
- 3-in-1 boiling water tap; LED unit lighting
- Fitted utility with matching quartz worktop

BATHROOMS

- Porcelanosa sanitaryware and tiling
- Wall-hung WCs and vanity units
- Illuminated mirrors and lit shower niches
- Shaver sockets throughout

INTERIORS

- Naked Blonde oak-effect herringbone LVT to the ground floor
- Carpet to stairs and first floor
- Deanta Malmo oak doors, black knurled handles
- 144mm Ovolo skirting and matching architrave
- Farrow & Ball Stirabout and Strong White
- Oak and glass feature staircase

EXTERIOR & ENERGY

- Tumbled Yorkshire stone with stone heads and cills
- Hand-crafted green oak porch
- Natural blue-grey slate roof
- Pebble grey windows and aluminium bi-folds
- Electric sectional garage door in Cement Grey
- Air source heat pump; ground-floor underfloor heating
- EV charger and external lighting

MATERIAL INFORMATION

THE ESSENTIAL DETAILS

TENURE	Freehold
COUNCIL TAX	To be assessed on completion
CONSTRUCTION	Tumbled Yorkshire stone, natural slate roof
HEATING	Air source heat pump, underfloor heating to the ground floor and master en-suites
UTILITIES	Mains water and drainage
BROADBAND	Super-fast ready
PARKING	Detached double garage and driveway
MANAGEMENT CHARGE	Approx. £50 per month, payable to a management company. Covers the gate intercom, a maintenance fund for the shared driveway, and hedge cutting. Subject to review by the management company.
WARRANTY	10-year ICW
RESERVATION	£10,000. Purchasers must be in a proceedable position; refundable less any costs incurred
VIEWINGS	The site can be viewed from the roadside
ACCESS	Gated entrance with intercom

IMPORTANT NOTICE

These particulars are a general guide only and do not form part of any offer or contract. Computer-generated images are for illustration only, and fixtures, finishes and landscaping shown may differ. Floor plans are indicative and floor areas approximate. Anticipated completion dates are estimates.

Please confirm the specification of this plot with Pantera Property before reservation.

COMPLETION

Spring/Summer 2027

Reservations are now being taken.

PANTERA PROPERTY

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LIFE