



GREEN GARTH

SINDERBY | NORTH YORKSHIRE | YO7 4JD

DEVELOPMENT

Green Garth is an exclusive development of just two individually designed detached homes, occupying generous plots in a beautiful edge-of-village setting in Sinderby. Created by A Stelling Building Contractors, the development combines traditional North Yorkshire architecture with contemporary luxury, exceptional craftsmanship and an uncompromising attention to detail.

Each home has its own distinctive architectural character. Plot 1, with traditional brick elevations, natural slate roofing and attractive oak detailing, offers spacious four-bedroom accommodation. Plot 2 is slightly larger, with elegant rendered elevations, four bedrooms, including two en-suite bedrooms and a beautifully appointed house bathroom. Both properties feature generous reception spaces, stylish living kitchens, high-quality finishes, extensive private gardens and double garaging.

A particular attraction of Green Garth is its wonderful sense of space and rural surroundings. The substantial gardens, open countryside and carefully considered positioning of the homes create a feeling of privacy and individuality rarely associated with new-build developments.

With just two properties, Green Garth presents a rare opportunity to acquire a beautifully crafted new home, combining the character of traditional architecture with the comfort, efficiency and sophistication of contemporary living.

Sinderby is a charming North Yorkshire village, centred around its traditional village green and surrounded by open farmland. Its peaceful setting offers the pleasures of country living whilst remaining conveniently placed for the market towns of Bedale, Thirsk and Ripon, together with excellent access to the wider road network.

DEVELOPER

A Stelling Building Contractors Ltd is a family-run North Yorkshire building company, led by Alastair Stelling, with more than 20 years of hands-on experience in construction and residential development.

Alastair grew up in the industry and began his apprenticeship in 2004, gaining experience across barn conversions, period properties and new-build developments. By 2006 he was building his own home, before going on to establish his own business and deliver individual homes for private clients.

Since forming A Stelling Building Contractors Ltd in 2015, Alastair has successfully delivered a range of developments across North Yorkshire, from one-off country homes to carefully considered small-scale schemes in Well, near Bedale, and Masham.

His experience spans the entire development process – identifying sites, securing and enhancing planning opportunities, overcoming complex site constraints and managing each project through construction to completion. This practical, hands-on approach means Alastair remains closely involved at every stage.

Today, A Stelling Building Contractors brings together traditional building expertise with contemporary design and modern construction methods, creating individual homes that are well designed, beautifully finished and built to last.







Plot 1, Green Garth, Sinderby

Approximate Gross Internal Area
Ground Floor = 1416 sq ft / 131.6 sq m
First Floor = 1454 sq ft / 135.1 sq m
Garage = 352 sq ft / 32.7 sq m
Total = 3222 sq ft / 299.4 sq m

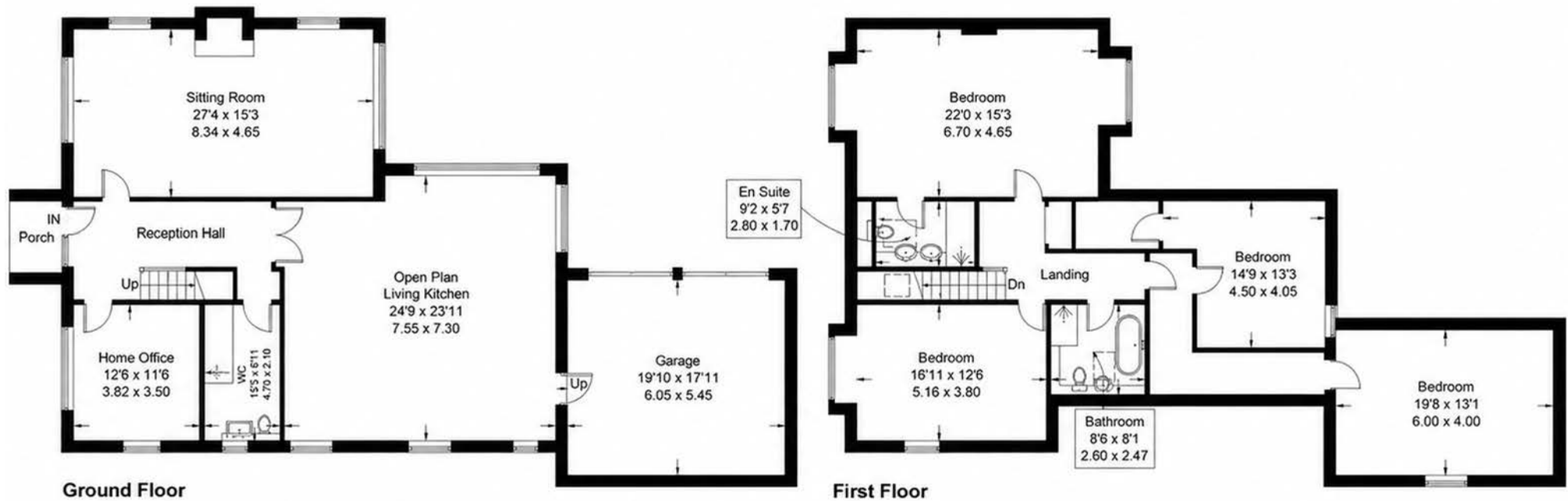


Illustration for identification purposes only, measurements are approximate, not to scale.





Plot 2, Green Garth, Sinderby

Approximate Gross Internal Area

Ground Floor = 1472 sq ft / 136.8 sq m

First Floor = 1527 sq ft / 141.9 sq m

Garage = 333 sq ft / 30.9 sq m

Total = 3332 sq ft / 309.6 sq m

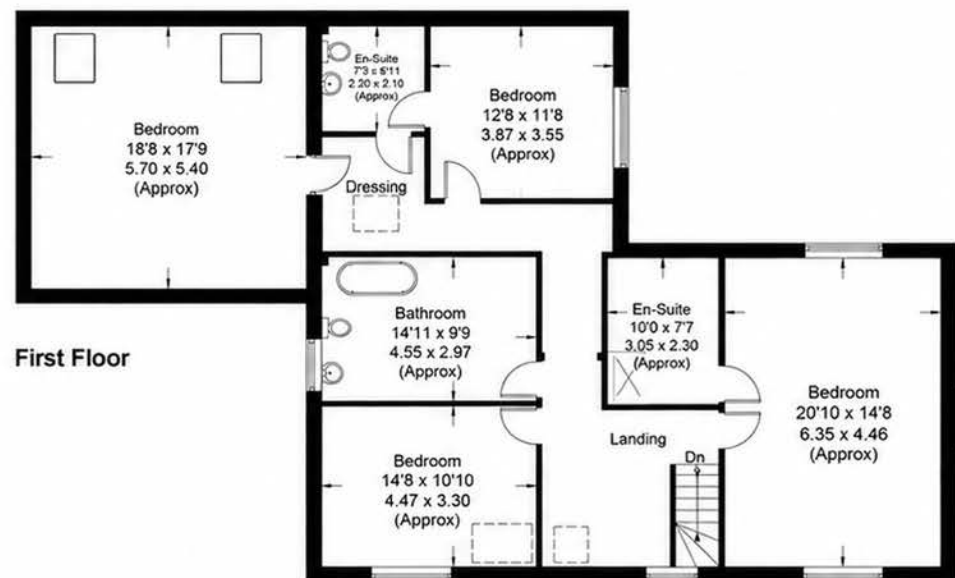
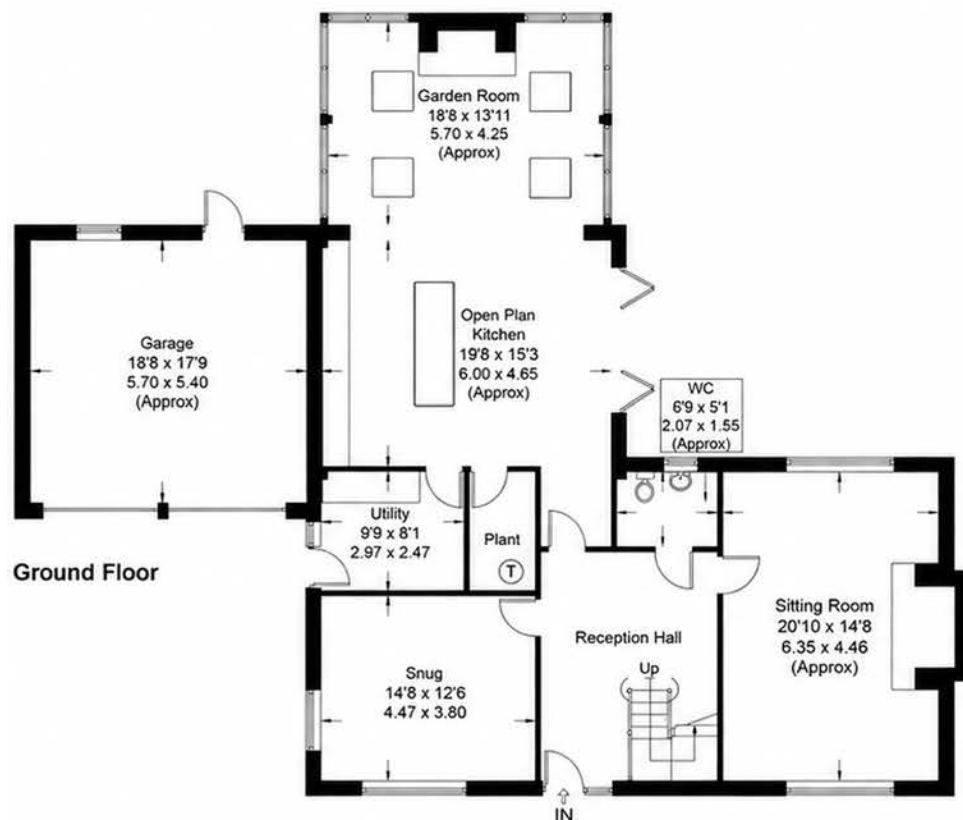


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SPECIFICATION

GENERAL

- Brickwork in Brafferton Blend (Plot 1)
- Monocouche Render in cream finish (Plot 2)
- Natural stone heads and cills
- Natural slate roof tiles
- Xtratherm cavity wall
- Internal walls in blockwork with some stud partitions to create the internal layout
- Modern Truss rafter roof creating 1st floor accommodation,
- Large dormer windows
- High quality UPVC windows and composite entrance doors
- Aluminium bifold doors
- High quality, heavy duty, motorised, remote control garage doors
- Black rainwater goods
- Fascia and soffits in UPVC anthracite finish

JOINERY

- MDF skirtings and architraves throughout in white painted finish
- Oak internal doors
- Oak and glass staircase

ELECTRICS/LIGHTING

- Low energy LED downlights and pendants
- USB chargers to underside of kitchen island
- USB chargers to besides of principal bedroom
- TV/Telephone/Broadband points and aerial
- CAT 5 cabling
- Sufficient electrical sockets for domestic requirements
- Outdoor lighting and electric socket
- Mains power smoke detectors with battery backup

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 and en-suites

DECORATIVE FINISHES

- Neutral matt finish to walls and ceilings in white finish. Polished chrome door handles
- Satin paint finishes to staircase, skirtings and architraves throughout

OPEN PLAN LIVING KITCHEN/FAMILY ROOM

- High spec kitchen cabinetry with quartz worksurfaces by Wilfnobles
- Soft close drawer boxes
- Large central island, breakfast bar
- Wall mounted tv point and undercounter USB charging points
- Integrated bin
- Induction hob, extractor hob and feature splashback in quartz finish
- High level integral oven within larder unit
- Wine cooler
- American style fridge/freezer
- Integrated dishwasher
- Tiled flooring
- Feature log burning stove

UTILITY ROOM

- High spec kitchen cabinetry by Wilfnobles
- Space and plumbing for washing machine and tumble dryer
- Tiled flooring

BATHROOMS AND CLOAKROOMS

- High quality white sanitary ware
- Chrome fittings
- Glazed shower enclosures
- High quality wall and floor tiles
- Heated chrome towel rails

EXTERIOR

- Landscaping scheme to front and rear gardens
- Natural flagstone dining and entertaining terraces
- Boundary fencing
- Driveway to be finished with gravel
- External lighting to front and rear entrances
- Electric power socket
- Lighting and power to garages
- Electric car charging point
- Garden tap

Please note: The developer reserves the right to amend, vary or substitute any items within the specification during the course of construction, where necessary due to availability, technical requirements or other practical considerations. Any substitutions will be carefully considered and will be of an equivalent standard and quality, in keeping with the overall design and finish of the property.











BATHROOMS & EN-SUITES

STYLISH, CONTEMPORARY AND BEAUTIFULLY FINISHED



Bathrooms and en-suites will be finished to a high specification, combining contemporary sanitaryware, stylish chrome fittings, quality cabinetry and carefully selected tiling.

LOCATION



Sinderby is a small and peaceful North Yorkshire village, surrounded by attractive open countryside and farmland. With its traditional rural character, village green and scattering of individual homes, it has an appealing sense of space and tranquillity that feels increasingly difficult to find. The village also has its own village hall beside the green.

Despite its distinctly rural setting, Sinderby is conveniently placed just east of the A1(M), making it particularly well positioned for travelling throughout North Yorkshire and further afield. The neighbouring village of Pickhill lies approximately a mile to the north and has a primary school, church and village pub, while the market towns of Thirsk, Bedale and Ripon are all within the wider area.

There is also an interesting history to the village. Sinderby once formed part of the ancient parish of Pickhill and became a separate civil parish in 1866. A Wesleyan chapel was built here in the early 19th century, while the former Sinderby railway station once connected the village to the wider rail network.

For buyers, the appeal is very much the combination of a quiet village atmosphere, open countryside and excellent accessibility. Green Garth's position close to the village green and on the edge of the settlement allows Field House and The Gables to enjoy that rural character while remaining well connected to the surrounding market towns and principal road network.

Thirsk, approximately five miles to the east, is a thriving traditional market town centred around its attractive cobbled Market Place. It offers an excellent range of independent shops, cafés, pubs and everyday amenities, together with twice-weekly markets. Well known for its association with veterinary surgeon and author James Herriot, the town is also particularly well placed for access towards York and the North York Moors.

To the north-west, **Bedale** is another charming and historic market town and provides a particularly appealing gateway to Wensleydale and the Yorkshire Dales. Its cobbled streets are home to a good selection of independent shops and traditional businesses, with a weekly Tuesday market whose origins date back to a market charter granted in 1251. The town is also conveniently positioned close to the A1(M).

To the south lies the Cathedral City of **Ripon**, combining the character of a historic market town with a broad range of shops, restaurants, schools and leisure facilities. Its magnificent cathedral and handsome historic centre give Ripon a distinctive character, while its regular market and excellent everyday amenities make it an important centre for the surrounding rural communities. Visit North Yorkshire

Northallerton, approximately eight miles to the north, is the county town and offers a more extensive range of shopping and services along its bustling High Street, together with twice-weekly markets. Importantly for commuters, Northallerton also has a mainline railway station, providing excellent rail connections and adding considerably to Sinderby's accessibility for those wishing to combine village life with travel further afield. Visit North Yorkshire

Together, these nearby towns give Sinderby an excellent balance: a genuinely peaceful rural village setting, yet with a choice of attractive market towns and comprehensive amenities all within easy reach.

SCHOOLS

Families are well served by a choice of schools within the surrounding villages and nearby market towns. Pickhill Church of England Primary School, in the neighbouring village of Pickhill, provides primary education together with nursery provision, while further primary schools can be found throughout the wider area, including in Bedale, Thirsk and Ripon.

For secondary education, there is a good choice of schools within the surrounding towns, including Thirsk, Bedale, Northallerton and Ripon, together with a number of independent schools across the wider North Yorkshire area. Sinderby's accessible position and good road connections make travel to the surrounding towns relatively straightforward, giving families a broad range of educational options.

School admissions and catchment areas should be checked directly with the relevant local authority or school.

TRANSPORT LINKS

ROADS: One of Sinderby's particular advantages is its rural setting combined with excellent road accessibility. The village lies only a short distance from the A1(M), with convenient access at Junction 50, providing fast north-south connections towards Leeds, Harrogate, Wetherby and York to the south, and Darlington, Durham and the wider North East to the north. Junction 50 also connects directly with the A61 towards Ripon and Thirsk. Wikishire

The nearby A168 and A19 provide further excellent connections, particularly towards Thirsk, Northallerton and Teesside, while the A168 links south towards the A1(M) and Wetherby.

For day-to-day journeys, Sinderby is well placed for the surrounding market towns of Bedale, Thirsk, Ripon and Northallerton, giving residents a good choice of shopping, schools and amenities without compromising the peaceful village setting.

TRAINS:

Sinderby is well placed for rail travel, with Thirsk railway station the closest, approximately 4-5 miles away. Bricks and Logic Thirsk provides useful connections on the East Coast route, making it convenient for travel towards York, Leeds and destinations further afield.

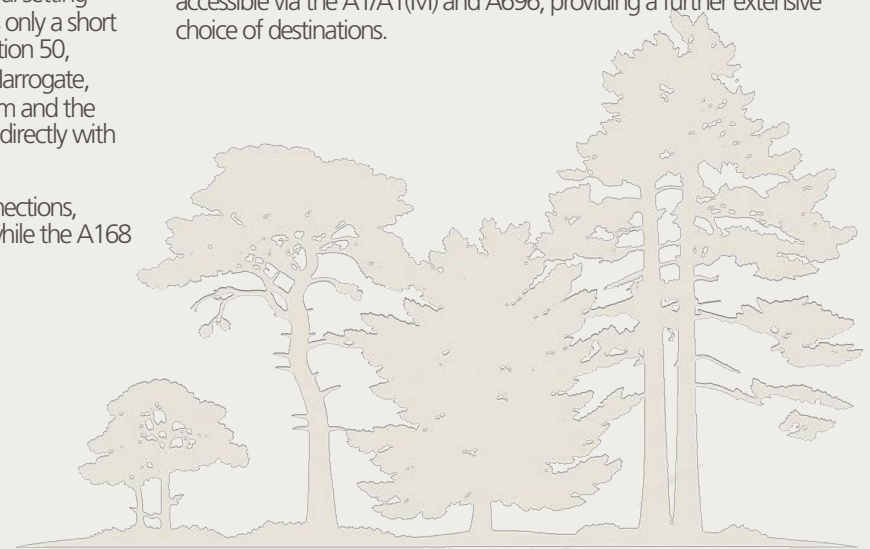
Northallerton station, approximately 7 miles from Sinderby, is another particularly useful option and offers a wider range of mainline services. National Rail's position on the East Coast Main Line provides connections towards York and London to the south and Darlington, Durham, Newcastle and Edinburgh to the north, as well as TransPennine services across the region.

For the brochure, I'd probably emphasise both Thirsk and Northallerton, as together they strengthen the story that Green Garth offers a genuinely rural setting without feeling isolated.

AIRPORTS:

Sinderby is conveniently positioned for several regional and international airports. Teesside International Airport is the closest, lying around 16 miles to the north as the crow flies, while Leeds Bradford Airport is approximately 23 miles to the south. Falling Rain

Leeds Bradford offers a broad range of UK and European services, while Teesside provides a useful alternative for selected domestic and international routes. Newcastle International Airport is also readily accessible via the A1/A1(M) and A696, providing a further extensive choice of destinations.





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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: A1 (M) 4 miles, Thirsk 6 miles, Ripon 9 miles, Bedale 10 miles, Northallerton 12 miles (All mileages are approximate)

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