

Plot 3, The Nurseries, Main Street, Kelfield

£450,000

Stephensons
land & new homes

The Nurseries, Kelfield YO19 6RG

Est. 1871

£450,000

Plot 3 is an impressive four-bedroom detached residence extending across three beautifully appointed floors. Designed to maximise natural light, flexibility and family living, the accommodation has been thoughtfully arranged to create a home of both distinction and practicality.

The Nurseries

An Exclusive Collection of Six Detached Village Homes.

A rare opportunity to secure one of just six individually crafted family homes within the highly sought-after village of Kelfield, ideally positioned just 20 minutes from the historic city of York.

Created with modern family living at its heart, The Nurseries combines exceptional craftsmanship, contemporary architecture and energy-efficient technology within a peaceful countryside setting. Surrounded by open farmland and protected greenbelt land, the development offers a sense of space, privacy and tranquillity seldom found in modern new-build schemes.

Every home has been carefully conceived to deliver a sophisticated balance of style and functionality. Particular attention has been given to the principal living spaces, where sleek contemporary design is complemented by an exceptional specification. The kitchens and bathrooms have been appointed with premium fixtures, fittings and appliances from leading manufacturers, while high-quality materials and refined finishes create interiors that are both elegant and enduring. The result is a collection of homes that perfectly reflects the demands of modern living without compromising on quality or design.

In accordance with Anti-Money Laundering Regulations, we are required to carry out identity and anti-money laundering checks on all purchasers. A non-refundable fee of £30 + VAT (£36 including VAT) per purchaser is payable for these checks. The fee must be paid before we can issue a Memorandum of Sale to the solicitors and is non-refundable should the purchase subsequently not proceed.







Tenure: Freehold
Services/Utilities: Air Source Heat Pump, Mains Electricity, Water and drainage are understood to be connected
Broadband Coverage: Up to 1000* Mbps download speed
EPC Rating: TBC
Council Tax: North Yorkshire Council Band tbc
Current Planning Permission: No current valid planning permissions
Imagery Disclaimer: Some photographs and videos within these sales particulars may have been digitally enhanced or edited for marketing purposes. They are intended to provide a general representation of the property and should not be relied upon as an exact depiction.

Viewings: Strictly via the selling agent – Stephensons Estate Agents – 01757 706707

*Download speeds vary by broadband providers so please check with them before purchasing.











The Brompton

Plot 3 is an impressive four-bedroom detached residence extending across three beautifully appointed floors. Designed to maximise natural light, flexibility and family living, the accommodation has been thoughtfully arranged to create a home of both distinction and practicality.

The centrepiece of the ground floor is an outstanding open-plan kitchen, dining and family space, providing the perfect setting for everyday living and entertaining alike. Featuring premium NEFF appliances, quartz worktops, and a contemporary downdraft induction hob. The kitchen combines striking design with exceptional functionality. Expansive bi-fold doors open onto the private rear garden, seamlessly connecting the interior with the outdoor living space beyond.

Further ground floor accommodation includes a separate utility room, cloakroom WC and underfloor heating throughout, enhancing comfort and convenience all year round.

The first floor hosts three generously proportioned bedrooms, including a guest suite with its own en-suite shower room, together with a beautifully finished family bathroom. Occupying the entire second floor, the principal suite provides a luxurious retreat, complete with a dressing area and elegant en-suite. For those requiring additional flexibility, the dressing room can also be utilised as a fifth bedroom, nursery or home office.

Externally, the property enjoys landscaped gardens, private driveway parking and EV charging provision.

Specification Highlights

- Exclusive development of just six detached homes
- Four-bedroom accommodation arranged over three floors
- Open-plan kitchen, dining and family living space
- Premium NEFF integrated appliances
- Quartz work surfaces and wine chiller
- Contemporary downdraft induction hob
- Underfloor heating to the ground floor
- Energy-efficient air source heat pump
- Principal suite with dressing room and en-suite
- Landscaped front and rear gardens
- Private driveway
- EV charging provision
- Smart home upgrade options available

Marley Homes

Marley Homes has built a reputation for delivering homes of exceptional quality, with every development managed in-house from concept through to completion. By partnering with trusted local craftsmen and specialist contractors, the company maintains complete control over quality, ensuring meticulous attention to detail at every stage of the build process.

Each property has the added benefit of a 10 year warranty.

Location











Nestled within the charming village of Kelfield, The Nurseries offers the perfect balance between rural tranquillity and everyday convenience. Surrounded by attractive countryside and protected greenbelt land, residents can enjoy an enduring sense of peace and privacy, secure in the knowledge that the surrounding landscape will remain largely unchanged for years to come.

York city centre is approximately 20 minutes away and offers an outstanding selection of independent restaurants, boutique shopping, cultural attractions and excellent rail connections to London and beyond. Leeds, Selby and the wider Yorkshire region are all easily accessible, making Kelfield an ideal location for both commuters and families alike.

The village itself enjoys a strong sense of community, with local amenities including a traditional village pub, cricket club and an abundance of countryside walks right on the doorstep. A number of highly regarded schools are also within easy reach, including the acclaimed Fulford School.

The Nurseries presents a rare opportunity to enjoy contemporary luxury living within one of North Yorkshire's most desirable village settings.





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Partners:

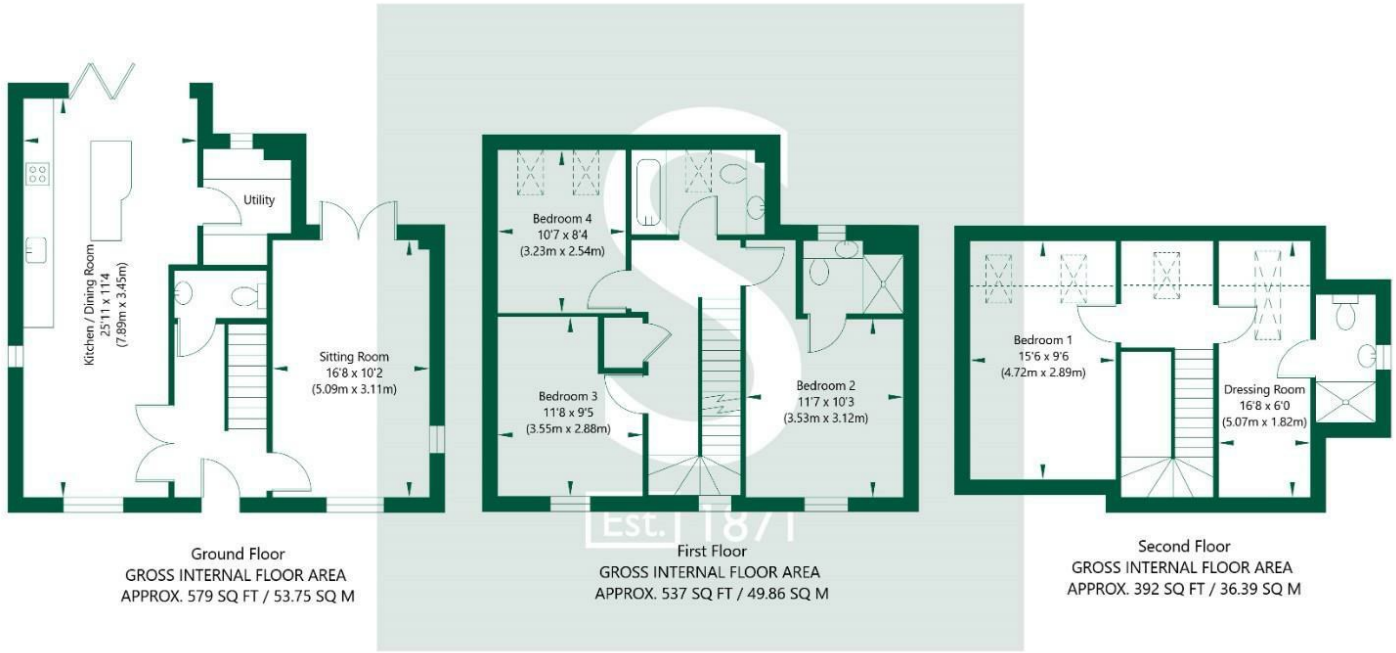
J F Stephenson MA (Cantab) FRICS FAAV
I E Reynolds BSc (Est Man) FRICS
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N J C Kay BA (Hons) pg. dip MRICS
O J Newby FNAEA
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Haxby: 01904 809900

Main Street, Kelfield, YO19 6RG



Ground Floor
GROSS INTERNAL FLOOR AREA
APPROX. 579 SQ FT / 53.75 SQ M

First Floor
GROSS INTERNAL FLOOR AREA
APPROX. 537 SQ FT / 49.86 SQ M

Second Floor
GROSS INTERNAL FLOOR AREA
APPROX. 392 SQ FT / 36.39 SQ M

NOT TO SCALE - FOR ILLUSTRATIVE PURPOSES ONLY
APPROXIMATE GROSS INTERNAL FLOOR AREA 1508 SQ FT / 140 SQ M
All measurements and fixtures including doors and windows are approximate and should be independently verified.
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