

NOVE



Plot 4, Acorn Mews, South Otterington

South Otterington

Guide Price £695,000

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We are thrilled to offer this fantastic opportunity to reserve your plot on a bespoke site being developed by Newsan Construction.

If you have ever dreamed of building your own home, this is your chance to work with one of the areas most respected developers to create your perfect property.

Plots are being offered for reservation. Full consultation over specification and design can be made with the developer.

Plot 4

The stunning kitchen/dayroom looks out to the garden via two sets of folding doors allowing plenty of natural light. The current plans provide a separate living room and study though final details can be amended to suit buyers needs.

South Otterington

The Village is named in the Domesday Book. The name is Old English after a person named Otter with “ton” meaning settlement. It is on the A167 and is part of the former Great North road from Boroughbridge to Northallerton.

The village with a population of 350 is 5 miles south of Northallerton on the east bank of the River Wiske.

The village is also home to a fine pub The Otterington Shorthorn, serving a great selection of home cooked food and real ale. It is a friendly yet charming pub with a warm and inviting atmosphere.

A fantastic primary School has its home in the Village which feeds into local secondary Schools including Thirsk, Northallerton, Ripon, Bedale, Queen Marys and Cundall Manor.

Transport Links

Sitting between Thirsk and Northallerton, access is easy for both Towns, each having a train station on the East Coast Mainline.

The Villages close proximity to the A1 and A19 allow commuters great access to all routes.

- Build Contract Available
- Bespoke Build
- Three Bedroom Bungalow





Entrance Hall

A welcoming central hallway providing access to the principal accommodation, with staircase rising to a boarded loft/store area.

Lounge

21' 0" x 16' 4" (6.40m x 4.98m)

A generously proportioned principal reception room positioned to the front elevation, featuring a bay window which enhances natural light. Ample space for multiple seating arrangements and media wall if desired.

Kitchen/Day Room

25' 6" x 25' 1" (7.76m x 7.65m)

An impressive, L Shaped open-plan living space forming the heart of the home, with wide rear-facing glazing and direct access to the garden via bi-fold doors (4.06m opening). Ideal for family living and entertaining. The kitchen can be designed by you and installed, along with bespoke tiling to match your style.

Bedroom One

13' 1" x 12' 2" (3.98m x 3.71m)

A spacious double bedroom overlooking the rear garden, with provision for built-in wardrobes.

Ensuite Shower Room

8' 2" x 5' 11" (2.50m x 1.81m)

The ensuite shower room can be fitted with a suite and tiling of your choosing.



Bedroom Two

14' 1" x 9' 10" (4.28m x 3.00m)

A well-proportioned double bedroom located to the front elevation.

Bedroom Three

11' 10" x 10' 9" (3.60m x 3.28m)

A comfortable third bedroom, suitable as a guest room, child's bedroom or additional workspace.

Study

13' 1" x 9' 6" (3.98m x 2.90m)

A versatile room located off the hallway, ideal as a home office, snug or hobby room.

Bathroom/Wet Room

9' 9" x 7' 0" (2.98m x 2.13m)

Designed as a contemporary wet room style bathroom with bath or walk-in shower provision, WC and wash basin. The buyer can choose their own suite and tiles.

First Floor Store areas

Two boarded loft store rooms accessed via the staircase: Store 1: 3.95m x 1.24m Store 2: 3.95m x 1.24m Providing valuable additional storage space.





Double Garage

A detached, double garage is offered for additional parking and storage.

Garden

Set within a good size plot, the garden will be turfed and ready for your green fingers.

There will be a private driveway, for parking multiple vehicles as required.

Materials Budget

The following budgets are offered within the purchase price and allow for you to choose your own kitchen and bathroom materials. Please note, this is materials only, at cost price with fitting included as part of the purchase price.

Kitchen £12,000

Bathrooms £3,000 each

Tiling £1500 each

Council Tax band: TBD

Tenure: Freehold





▼ Ground Floor

TOTAL AREA: 151.60 m² · LIVING AREA: 151.60 m² · ROOMS: 9

Plot 1

SUBMITTED BY
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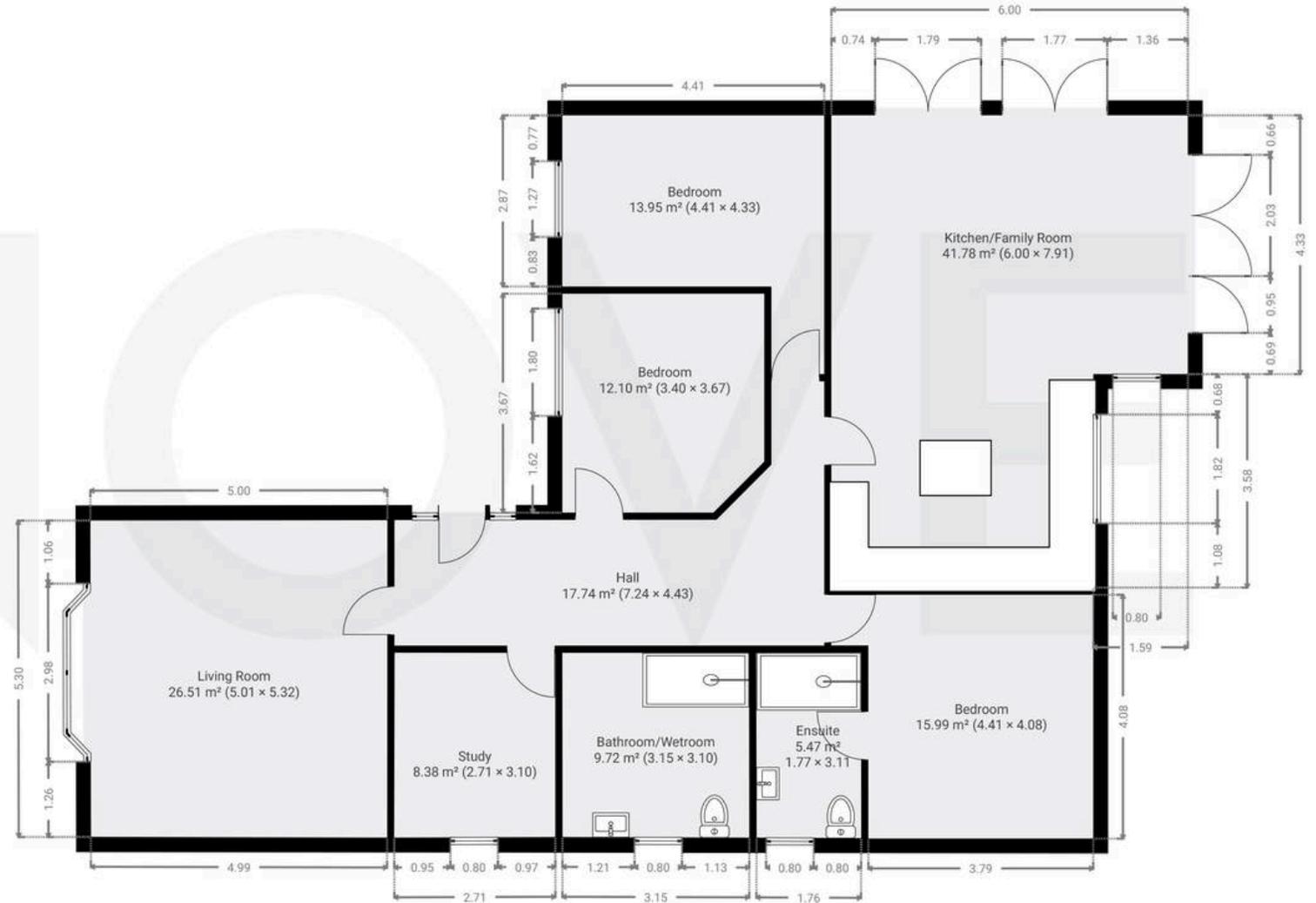
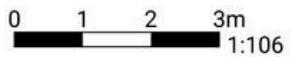
CREATED ON
2025-12-08

LOCATION
Newpsan
Souh Otterington

DETAILS
Total area: 151.60 m²
Living area: 151.60 m²
Floors: 1
Rooms: 9

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