

WHITE HORSE VIEW

Sessay, North Yorkshire

AN EXCLUSIVE DEVELOPMENT OF ONLY 4 DETACHED
2, 3 & 4 BEDROOM HOMES IN THE VILLAGE OF SESSAY



MULGRAVE

BORN AND BRED IN YORKSHIRE



Quality Over Quantity

Volume is not for everyone. So instead, our smaller-scale communities showcase only a handful of exclusive, energy-efficient homes. Blending contemporary construction methods with deluxe finishing touches and money saving features, including a brand-new kitchen and bathrooms, as well as a 10 year NHBC warranty.

That's in addition to full insulation throughout and high-performance heating systems.

Our development set in the linear village of Sessay offers a collection of 4x substantial 2, 3 and 4-bedroom properties, with views stretching out towards the iconic White Horse of Kilburn.

Whether you are looking for a sizable family home or simply in search of a change of scenery, you're sure to find the perfect place to call your own – and within driving distance of York and Leeds. It's also only a short hop to Thirsk, Easingwold and the beautiful North York Moors.

Each home is forward-thinking in its construction, blending country-inspired architecture and locally driven workmanship across a limited collection of detached properties, complete with ample outdoor space to soak up the surrounding scenery.

Mulgrave homes are built to meet a minimum EPC rating of band B, which can not only reduce gas guzzling utility bills, but unlocks unique lending opportunities with lower rate green mortgages.

Our homes also feature low-carbon Air Source heat pumps, which can cut back your energy consumption and come in handy all year-round, warming during colder months and cooling through summer.

Welcome Home to Sessay

Sessay is an ancient settlement found in the Domesday Book as Sezai and sits halfway between Thirsk and Easingwold, at around 16 miles north of the wonderful City of York.

The famous White Horse of Kilburn set on the Hambleton Hills can be viewed to the east and is visible from most parts of the Parish, including our brand-new White Horse View development.

The local area was part of the Dawnay family estates for over 400 years, before being sold at auction in 1918. A picturesque church and primary school now lie at the southern end of the village, both designed by the eminent Victorian architect William Butterfield, who is also responsible for a number of nearby cottages - likely built with bricks from works in Hutton Sessay and Little Sessay (long gone).

At the heart of Sessay is the Village Hall and a focal point of life, hosting craft / art groups, pantomimes, performances and weddings, as well as community meetings and private functions. A beautifully kept bowling green also adjoins the hall and a children's play park.

The Civil Parish additionally includes Pilmoor, Hutton Sessay, Little Hutton and Little Sessay, where both St Cuthbert's Church and Sessay Church of England Primary School are located.





Stay Connected

Thirsk is a traditional town superbly positioned mid-way between the stunning North York Moors and Yorkshire Dales. Meanwhile, Spilman's Farm has been family run since 1941 – perfect for seasonal strawberry and pumpkin picking – and there's a shop, café and play barn on-site.

The Horsebreakers Arms set in Hutton Sessay is full of character and a great place to unwind after a leisurely stroll through the countryside. Food and drinks are a real winner and the friendly team won't let you leave without a smile on your face.

BUS SERVICES

A regular bus service operates between Sessay and Thirsk, stopping at nearby villages Thirskleby, Carlton, Husthwaite, Dalton and Topcliffe.

RAIL SERVICES

The closest railway stations can be found at Thirsk and Northallerton on the East Coast Main Line, with routes operating between London King's Cross to the South and Darlington to the North. Leeds City Centre, as well as Manchester Airport are directly accessible.

ON FOOT

The Oaks Lakes
Sessay Village Hall
Sessay Cricket Club
Sessay CE Primary

BY CAR

Thirsk 12 minutes
Easingwold 14 minutes
York Central 45 minutes
Leeds 55 minutes

BY TRAIN

York Central 17+ minutes
Redcar Central 53+ minutes
Newcastle 47+ minutes
Kings Cross 2.5hrs

On The Doorstep

York is a nearby neighbour and home to medieval monuments, a lively arts calendar and plenty of buzzing bars and bistros.

Popular attractions at the JORVIK Viking Centre, Betty's Tea Room's, Helmsley Gardens and Castle Howard are all close enough for a family day trip and the fabulous seaside town of Whitby can also be reached in around 1hr 15 minutes, where you can tuck into a tapestry of maritime antiquity and freshly caught fish and chips.

Thirsk is a thriving market town full of independent shops, supermarkets and restaurants, as well as a cinema, pool, gym and arts centre.

Harrogate is around 22 miles away and Leeds Bradford airport within easy reach. Sowerby is a well-served village connected to Thirsk, which is just west of the A19 trunk road.

Lightwater Valley Family Adventure Park is home to Europe's longest rollercoaster - and also within driving distance, as well as the White Horse of Kilburn, carved into the steep slope of Roulston Scar.





The Great Outdoors

The White Horse of Kilburn was first created in 1857 and designed by Victorian businessman Thomas Taylor.

A native of Kilburn, he worked for a London merchant and was inspired by the famous chalk hill figures of southern England, wanting to create something similar for his home village.

The horse can be best observed from the balk road just inside of the Kilburn village boundary, where there's a small set of benches perfectly positioned for a clear view north.

Footpaths lead around the figure, one of which is the long-distance Cleveland Way, running directly by the hillside spectacle.

The North York Moors are a must for an alfresco adventure and hamlet Hutton Sessay can be found at the eastern corner, about a mile away.

Little Hutton is set on the northern edge, back towards Sessay, providing plenty of surrounding scenery to escape from the day to day.

Well Educated

SESSAY CHURCH OF ENGLAND PRIMARY SCHOOL

Sessay Church of England Voluntary Controlled Primary School was built in 1848 and is situated at the end of the village of Sessay, next to St Cuthbert's Church.

The faculty consists of a beautiful traditional building, which contains the school office and 4 spacious classrooms, each named after local Byland-, Fountains-, Bolton- and Rievaulx Abbey. There is also a playground, recreational field and special Early Years area.

The curriculum is Church of England focussed and closely connected to the village Parish, which is located next door and helps to provide a "stimulating place for children to learn within a happy and caring Christian community, offering a fantastic foundation for the rest of their lives".

THIRSK SCHOOL AND 6TH FORM COLLEGE

Built in 1957 as Thirsk Grammar, Thirsk School and 6th Form College now accommodates over 900 students, a figure that is set to rise substantially over the next 6 years. Although it has been enlarged and developed since then, the narrow corridors give an insight into the original size of the faculty.

As the only secondary school in the town, Thirsk serves most of the children from the surrounding villages and throughout its long history, has honoured a rich tradition of extra-curricular activities, including German exchanges, music tours, sports trips, dramatic productions and a full programme of weekly clubs, ensembles and leadership opportunities.

There are also multiple private and state education prospects nearby, including Queen Mary's School, Ampleforth College, Cundall Manor, Aysgarth School, Ripon Grammar and St. Peters School.







The Thornborough

2-BEDROOM DETACHED (PLOT 1)

The Thornborough is a beautiful 2-bedroom property, ideally suited to a couple or anyone who is searching for space and solitude.

The entrance hall with skylight leads to a large living room, in addition to the separate open-plan kitchen, complete with double height ceiling, family- and dining areas to entertain and French doors leading onto the garden. A utility, WC and double garage complete the ground floor.

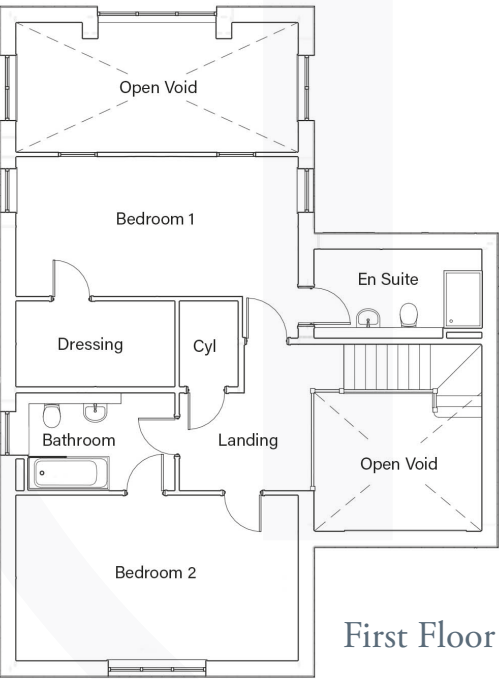
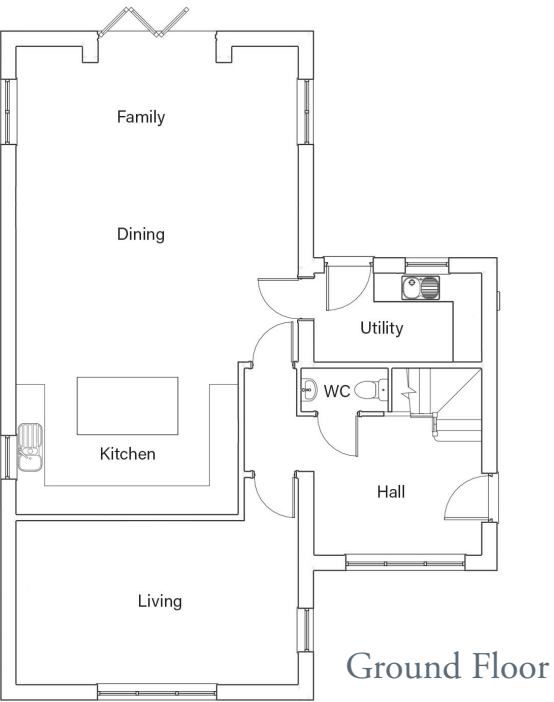
Upstairs, the landing leads to an en-suite master bedroom with dressing room, another well-proportioned double bedroom and a Jack-and-Jill-style house bathroom, which can also be accessed from bedroom 2.

Property Features

- High quality kitchen
- Air Source heat pump
- French doors to rear
- Separate utility room
- Downstairs WC
- En-suite to master bedroom
- Double garage
- Spacious garden

Room Dimensions

Kitchen 4.63m x 3.18m / 15'2" x 10'5"	Living Room 5.88m x 3.42m / 19'4" x 11'3"	Bedroom One Dressing 3.32m x 1.79m / 10'11" x 5'11"	Bedroom Two 5.88m x 3.46m / 19'4" x 11'4"
Utility 3.50m x 1.86m / 11'6" x 6'1"	Bedroom One 5.88m x 2.92m / 19'4" x 9'7"	Bedroom One En-suite 3.50m x 1.86m / 11'6" x 6'1"	Bathroom 3.32m x 2.05m / 10'11" x 6'9"
Dining / Family 5.88m x 6.58m / 19'4" x 21'7"			





The Keswick

3-BEDROOM DETACHED (PLOT 2 & 3)

The Keswick is a 3-bed home built with modern life front of mind.

A large kitchen comes complete with central island and leads through to the open-plan dining- and family spaces, both with French doors providing access to the rear garden. There is also a separate living room, downstairs WC, utility and double garage, offering ample storage for muddy boots, bikes, cars or anything else you may want to stow away.

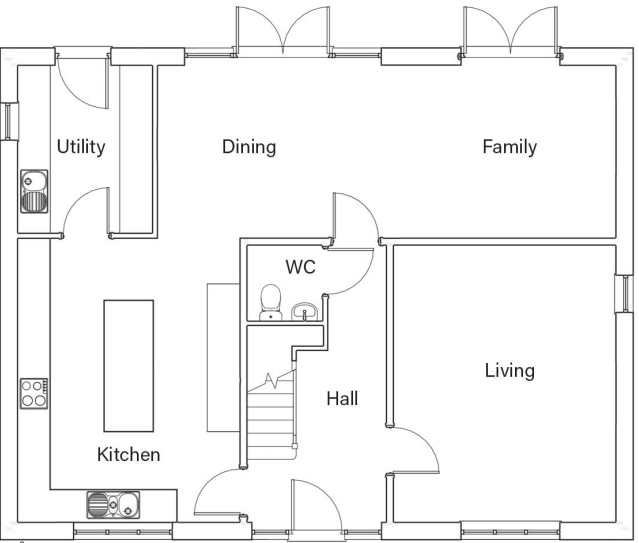
Upstairs, there is a double bedroom with en-suite and a dressing room, further double bedroom with en-suite and a third double bedroom, in addition to a house bathroom.

Property Features

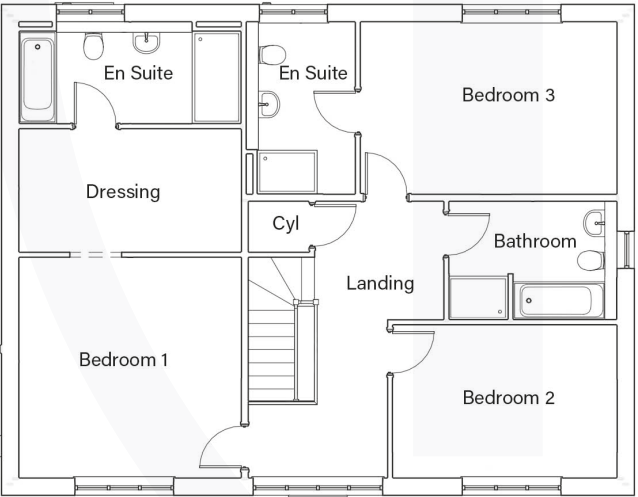
- High quality kitchen
 - Air Source heat pump
- French doors to rear
 - Separate utility room
- Downstairs WC
 - 2x en-suite bedrooms
- Double garage
 - Spacious garden

Room Dimensions

Kitchen 4.07m x 5.20m / 13'4" x 17'1"	Living Room 4.07m x 5.07m / 13'4" x 16'8"	Bedroom One En-suite 4.07m x 1.87m / 13'4" x 6'2"	Bedroom Three 4.10m x 2.81m / 13'6" x 9'3"
Utility 1.74m x 3.16m / 5'7" x 10'4"	Bedroom One 4.07m x 4.10m / 13'4" x 13'5"	Bedroom Two 4.71m x 3.16m / 15'5" x 10'4"	Bathroom 3.08m x 2.18m / 10'1" x 7'2"
Dining / Family 8.99m x 3.16m / 29'6" x 10'4"	Bedroom One Dressing 4.07m x 2.23m / 13'4" x 7'4"	Bedroom Two En-suite 2.00m x 3.16m / 6'7" x 10'4"	



Ground Floor



First Floor



The Masham

4-BEDROOM DETACHED (PLOT 4)

If you are searching for a property with capacity to put down roots, The Masham is perfectly positioned in every sense.

An impressive hallway leads to a living room filled with natural light and there is a large, separate snug perfect for quieter moments. Next to this is a spacious kitchen and dining area, perfect for meals with the French doors open – offering access to the garden, as well as access from the hall.

An adjoining utility helps to keep your home clutter-free, in addition to the double garage, providing plenty of choice for storage.

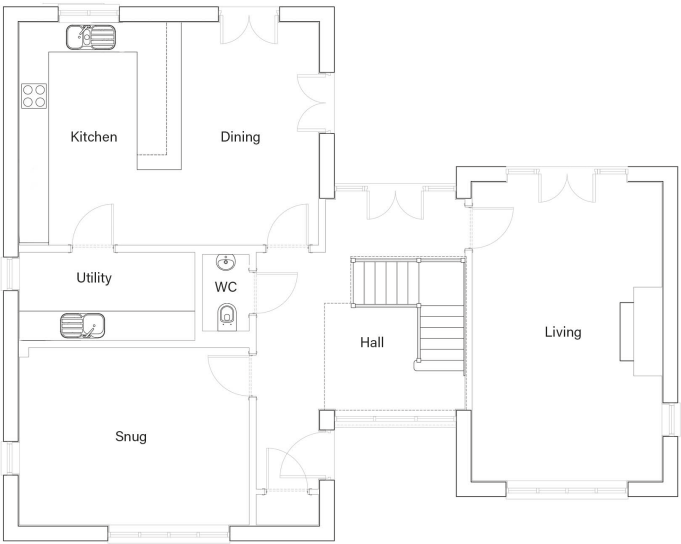
Upstairs, there’s an en-suite master bedroom with dressing area, guest bedroom with en-suite and a dressing area, further 2x double bedrooms, and a house bathroom, so that everyone can find time for themselves.

Property Features

- High quality kitchen
 - Air Source heat pump
- French doors to rear
 - Separate utility room
- Downstairs WC
 - 2x en-suite bedrooms
- Double garage
 - Spacious garden

Room Dimensions

Kitchen / Dining 6.14m x 4.59m / 20'1" x 15'0"	Master Bedroom 3.91m x 3.20m / 12'8" x 10'5"	Guest Bedroom 4.13m x 3.70m / 15'5" x 12'1"	Bedroom Three 3.03m x 3.54m / 9'9" x 11'6"
Utility 3.62m x 1.85m / 11'9" x 6'1"	Master Dressing 3.91m x 1.23m / 12'8" x 4'0"	Guest Dressing 2.03m x 1.77m / 6'7" x 5'8"	Bedroom Four 3.03m x 3.54m / 9'9" x 11'6"
Snug 4.73m x 3.67m / 15'5" x 12'0"	Master En-Suite 3.91m x 1.57m / 12'8" x 5'1"	Guest En-Suite 1.94m x 3.34m / 6'4" x 10'10"	Bathroom 1.94m x 3.27m / 6'4" x 10'7"
Living Room 3.91m x 6.14m / 12'8" x 20'1"			



Ground Floor



First Floor

Site Map

An exclusive development of 4x substantial detached homes, with far reaching views towards the White Horse of Kilburn. Each ranges in size from 1800 to 2500 sq. ft and features a double detached garage.



Descriptions & CGI visuals are for guidance only and are not a complete representation of the development. Plans are not to scale, all measurements are approximate and must not be relied upon.

PROPERTY SPECIFICATION

CREATING HOMES YOU’LL LOVE TO LIVE IN

	The Thornborough Plot 1	The Keswick Plot 2 & 3	The Masham Plot 4
KITCHEN			
Fully fitted kitchen by Symphony	♦	♦	♦
Choice of 20mm quartz worktop with under worktop sink*	♦	♦	♦
AEG built-in stainless steel double oven	♦	♦	♦
AEG 800mm induction	♦	♦	♦
AEG island hood	♦		♦
AEG 900mm chimney style stainless steel cooker hood		♦	
AEG 600mm integrated fridge / freezer (50/50)	♦	♦	♦
AEG integrated 600mm dishwasher	♦	♦	♦
AEG 600mm wine cooler	♦	♦	♦
1 1/2 stainless steel under-mounted bowl	♦	♦	♦
Chrome mixer tap	♦	♦	♦
Chrome under Pelmet lighting	♦	♦	♦
Choice for ceramic floor tiling*	♦	♦	♦
UTILITY			
Fitted units to match kitchen by Symphony	♦	♦	♦
Single bowl stainless steel sink and drainer with chrome mixer tap	♦	♦	♦
Choice of PVC 40mm worktops with matching 100mm up-stands*	♦	♦	♦
Choice of ceramic floor tiling*	♦	♦	♦
BATHROOM			
White sanitary ware supplied by Abacus of Copgrove Harrogate	♦	♦	♦
Outlet bath filler mixer tap with thermostatic shower and screen	♦		♦
Thermostatic shower with low profile shower tray and glass screen		♦	
Separate bath with outlet filler mixer tap		♦	
Wall hung Villeroy & Boch basin with chrome mixer tap	♦	♦	♦
Villeroy & Boch wall hung WC pan with concealed cistern	♦	♦	♦
White heated towel rail with electric dual fuel element	♦	♦	♦
Choice of half wall tiling in a selection of colours including chrome half height trim (full height around bath / shower)*	♦	♦	♦
Choice of ceramic floor tiles*	♦	♦	♦

SAT/TV/DATA/PHONE

TV: CT100 (or equivalent) coaxial cabling system for the distribution of terrestrial digital TV to outlets in the living room and bedroom one. Cabling from these outlets is run to roof void, where they are connected to the TV aerial via a Y splitter. One double switched socket located in the loft to supply future equipment installed by the purchaser.

SATELLITE: future installation is required by purchaser.

DATA: Hard wired CAT5e structured cabling is installed from the purchaser's own ISP router location (usually under stairs or store / cupboard on ground floor) to RJ45 data outlets located in living room (x2).

One double switched socket is fitted adjacent to the data / fibre incomer ONS unit, for the ONS unit and router use.

PHONE: Hard wired (CW1308 - 6 core BT cable or equivalent) telephone outlet is installed from the ONS fibre unit to the phone module outlet in the living room

Property specifications may change without notice. Ask your Sales Advisor for our optional extras list.

****Subject to build stage***

PROPERTY SPECIFICATION

CREATING HOMES YOU’LL LOVE TO LIVE IN

	The Thornborough Plot 1	The Keswick Plot 2 & 3	The Masham Plot 4
MASTER EN-SUITE			
White sanitary ware supplied by Abacus of Copgrove Harrogate	♦	♦	♦
Thermostatic shower with low profile shower tray and glass screen	♦	♦	♦
Separate bath with outlet filler mixer tap		♦	
White heated towel rail with electric dual fuel element	♦	♦	♦
Choice of contemporary half wall tiling in a selection of colours, including chrome trim half height (full height around shower / bath)*	♦	♦	♦
Choice of contemporary / traditional matching ceramic floor tiles*	♦	♦	♦
Wall hung Villeroy & Boch basin with chrome mixer tap	♦	♦	♦
Villeroy & Boch wall hung WC pan with concealed cistern	♦	♦	♦
BEDROOM TWO EN-SUITE			
White sanitary ware supplied by Abacus of Copgrove Harrogate		♦	♦
Thermostatic shower with low profile shower tray and glass screen		♦	♦
White heated towel rail with electric dual fuel element		♦	♦
Choice of contemporary half wall tiling in a selection of colours including chrome trim half height (full height around shower / bath)*		♦	♦
Choice of contemporary / traditional matching ceramic floor tiles*		♦	♦
HEATING & ELECTRICS			
Air source heat pumps central heating with white panel radiators	♦	♦	♦
Intruder alarm system with ground & first floor PIRs	♦	♦	♦
Smoke / CO2 detectors	♦	♦	♦
LED down lighters to kitchen, bathroom, hall & en-suite	♦	♦	♦
Provision for Fibre Broadband	♦	♦	♦
INTERNAL FINISHES			
Pre-finished oak veneer doors with chrome handles	♦	♦	♦
Ceilings and walls finished in Dulux Timeless matt emulsion throughout	♦	♦	♦
Raised modern skirting and architrave finished in white gloss with matching window boards	♦	♦	♦
Chrome electrical accessories (sockets / light switches)	♦	♦	♦
Oak handrails, newels and painted spindles to all staircases	♦	♦	♦
Tiled flooring to kitchen, bathroom & utility / en-suite (if applicable)	♦	♦	♦
EXTERNAL			
PVC windows, white internal, external cream	♦	♦	♦
Composite front door with multi point locking system, white internal, external black	♦	♦	♦
Double garage with two separate up-and-over steel doors in black constructed in brick	♦	♦	♦
Light and mode 3 electric car charging point to garage	♦	♦	♦
Front, side and rear external lights	♦	♦	♦
Outside tap to rear garden	♦	♦	♦
Turfed rear garden with patio	♦	♦	♦
Front garden turfed and landscaped	♦	♦	♦
1.8m high timber fencing to enclosed rear garden	♦	♦	♦
Black UPVC guttering and downpipes	♦	♦	♦
Traditionally constructed external brick / natural slate / tiled roof	♦	♦	♦
External double plug socket	♦	♦	♦

**Subject to build stage*

Our Vision & Values

Our passion is to enhance the face of Yorkshire, through innovative construction methods and locally-driven design. Creating the kind of homes people want to live, work and spend time in.

We are an independent and award-winning developer, with a small but steadfast team who truly cares about making your real estate journey as easy as possible. Supporting you every step of the way and always on-hand to answer any questions you may have.

Our aim is to construct developments that have been designed with the utmost attention to detail front of mind - whether internally or externally, incorporating features which not only enhance the functionality of each of our homes, but give them a unique character of their own.

We strive to provide an exceptional level of service throughout the entire property procurement process, priding ourselves on always going that extra mile and we're proud to subscribe to the New Code of Practice for Home Builders.

You can also rest assured that as soon as you have reserved your property, you will not be forced to pay a higher price than agreed. That's our no gazumping guarantee.

OUR STORY

Mulgrave Properties began life as an expansion arm of the 350 year-old Mulgrave Estate in Lythe, near Whitby. Where our inaugural plots were either set on parts of the 15,000 acre grounds or close-by.

As the Mulgrave brand has continued to grow, we have expanded to build a range of high-spec homes in desirable locations across Yorkshire.

OUR ETHOS

We endeavour to make a positive difference to our neighbouring communities and partner alongside both local and charitable organisations to identify ways in which we can lend a hand, whether that be through team support, sponsorships or funding of initiatives. The appearance of each of our homes is also adapted to embrace the surrounding scenery, ensuring that all of our developments complement and enhance the areas in which they are built.

Care, thought and full consideration is awarded to every aspect of our process and we strive to create quality properties you'll love to call home.

OUR HOMES

We build homes without compromise, constructed to combine forward-thinking design, with a nod to the Yorkshire landscape and unwavering attention to detail. Blending outstanding craftsmanship with contemporary touches.

ENERGY EFFICIENCY

Our homes are built to have an average EPC rating of B, allowing you to apply for reduced mortgage rates and lowering gas guzzling utility bills.

We also install EV charging points, double glazing and insulation throughout, as well as zero-carbon Air Source heat pumps, which could reduce your energy consumption.

QUALITY ASSURED

At each stage of development, your property will be inspected by our experienced production partners, ensuring that it is completed to paramount quality.

OUR SPECIFICATION

Finished with premium fixtures and fittings, you can rest assured the standard of your home will be second-to-none.

OUR TEAM

From reservation right through to completion, we are here to offer expert assistance.

FEEDBACK

If you have any questions or queries, please contact our White Horse View sales advisor, Bethany.



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