



Plots
3, 6 & 7



Dugdale Homes
Style, Quality & Distinction

Plot 6

Plot 4

Plot 5

Plot 3

Plot 7

Plot 2

Hollins Grove Barns, Stillington Road, Easingwold YO61 3ES

Stephensons

S
EST. 1871

Stephensons

Guide Prices £350,000 to £750,000

A stunning new development of 6 contemporary barn conversions of significant style and quality built by the Easingwold based developer Dugdale Homes. Discretely positioned opposite an 18 hole golf course less than a mile outside the market town of Easingwold and only 11 miles north of the historic city of York, Hollins Grove Barns could not be better placed for the hybrid rurbanist seeking the pleasures of rural living with the convenience and accessibility of town and city amenities.

Viewings via Easingwold Office 01347 821145

Within the walls of the striking agricultural exteriors are warm, comfortable homes conducive to modern living, sociable entertaining and family life and buyers will be given the opportunity to choose and stylize their own kitchens, bathrooms, en suites and floor coverings with a schedule of allowances made available by the developer.

Buyers will also have an option to upgrade any of their interior choices with the overspend being chargeable back to the buyer. Further details on the specific Schedule of Allowances for each individual plot and the developer's preferred choice of suppliers are available upon request.



Each of these fabulous new homes will feature triple glazing and a combination of LPG fueled underfloor heating (ground floor only) and radiator heating on the first floors. Each property will also come with a 10 year peace of mind warranty via Advantage Home Construction Insurance.



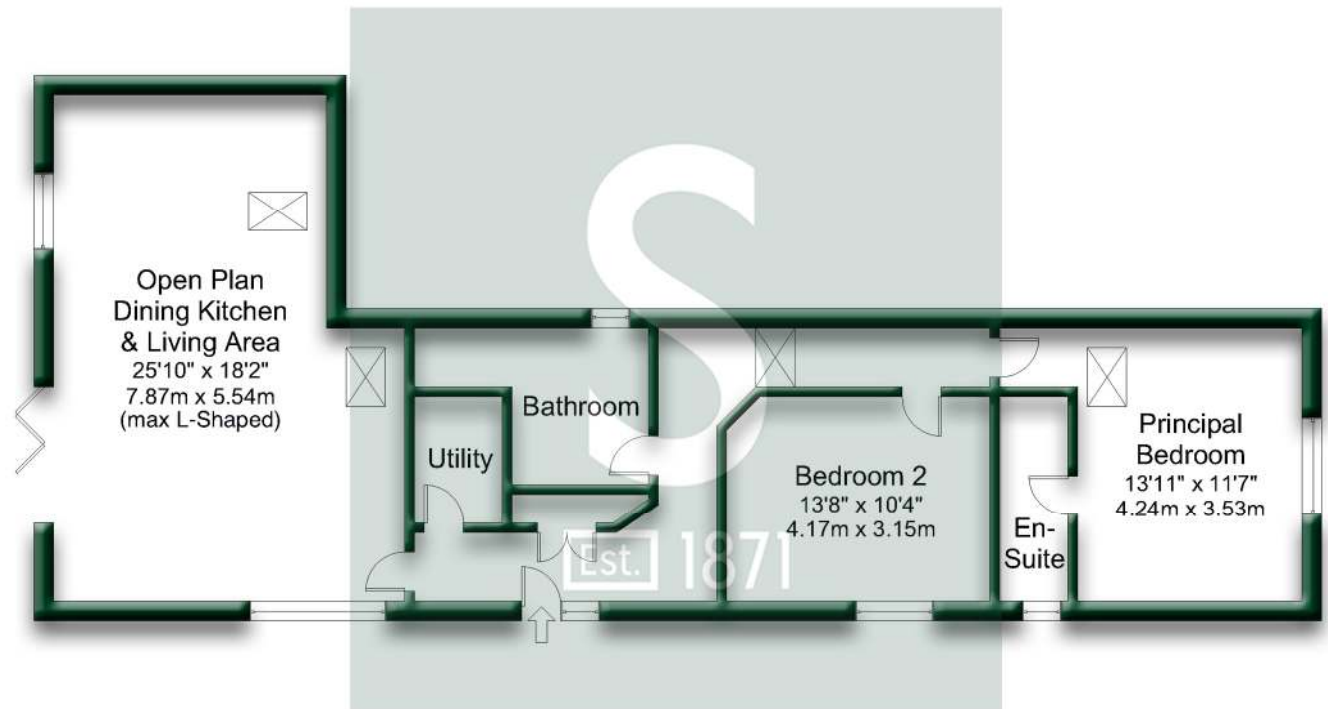
All of the properties are currently under construction with an estimated completion timescale of the 4th Quarter of 2021 / 1st Quarter of 2022



Cornflower Barn – Plot 3

An impressive single storey home providing approximately 1,076 sq ft (100 sq mtr) of contemporary living space featuring a generous open plan dining kitchen and living area, useful utility room, principal bedroom with en-suite shower room, 1 further double bedroom and a bathroom complemented by an open bay garage and manageable garden with rural views

Guide Price £375,000



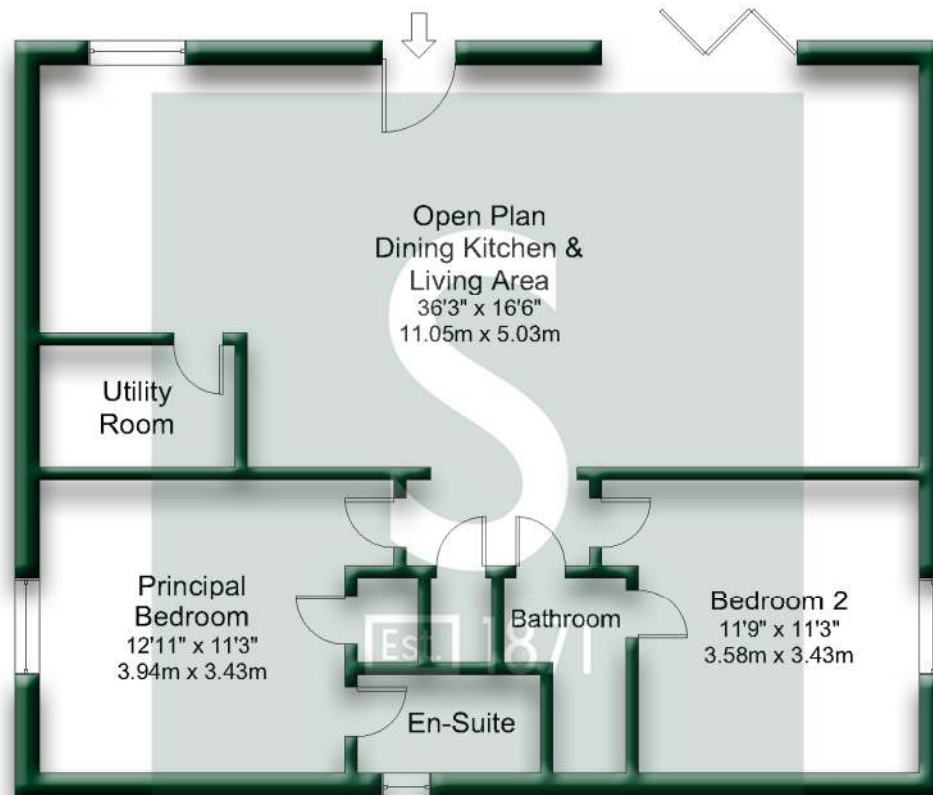
Gross internal floor area (approx.): 100 sq m (1,076 sq ft)

Not to Scale. Copyright © Apex Plans.

Magnolia House & Lavender House – Plots 6 & 7

A fabulous single storey home providing approximately 1,048 sq ft (97.4 sq mtr) of contemporary living space featuring a generous open plan dining kitchen and living area, useful utility room, principal bedroom with en-suite shower room, 1 further double bedroom and a bathroom complemented by a manageable garden, an open bay garage on Plot 6 and 2 allocated parking spaces on Plot 7.

Guide Price £350,000



Gross internal floor area (approx.): 97.4 sq m (1,048 sq ft) Not to Scale. Copyright © Apex Plans.



General Specifications

Internal Doors will be from Howdens' Dordogne range and either painted or oak veneer.

Wardrobes, Curtains & Blinds are not included within any of the Schedule of Allowances.

Heating will be fueled by LPG from a common underground tank that will be metered to each individual home.

Drainage will be via a Klargestor foul water treatment plant.

Access will be via 2 private drives off Stillington Road which will both benefit from security lighting.

Directions

Leaving Easingwold via Stillington Road continue for around .8 of a mile where Hollins Grove Barns will be on your left hand side opposite Easingwold Golf Club.

Site Visits & Viewings

Please note that all site visits are strictly by appointment through Stephensons in Easingwold.



Views towards Easingwold



Views towards Cravke

Agents Note

Please note that all room/land sizes are approximate and that the computer generated images are for guidance only.

Stephensons
York
Haxby
Knaresborough
Selby
Boroughbridge
Easingwold
York Auction Centre

01904 625533
01904 809900
01423 867700
01757 706707
01423 324324
01347 821145
01904 489731

Partners
JF Stephenson MA (Cantab) FRICS FAAV
IE Reynolds BSc (Est Man) FRICS
REF Stephenson BSc (Est Man) MRICS FAAV
NJC Kay BA (Hons) pg dip MRICS
OJ Newby MNAEA
JE Reynolds BA (Hons) MRICS
RL Cordingley BSc FRICS FAAV
JC Drewniak BA (Hons)

Associates
CS Hill FNAEA
N Lawrence

Regulated by RICS Stephensons is the trading name for Stephensons Estate Agents LLP
Partnership No: OC404255 (England & Wales)
Registered Office: 10 Colliergate York YO1 8BP



CONSUMER PROTECTION FROM UNFAIR TRADING REGULATIONS 2008

Stephensons with Boulton and Cooper for themselves and for the vendors or lessors of this property for whom they act, give notice that:

- Messrs Stephensons with Boulton and Cooper, their servants or agents, (the firm) accept no responsibility whatsoever for any statement within the meaning of the Consumer Protection From Unfair Trading Regulations 2008 which is made as to any feature of any property identified in this brochure, or as to any matter in relation thereto prescribed by any order made under the said Act.
- The foregoing disclaimer applies to any such statement, whether of fact or opinion, made herein or otherwise and whether made orally, pictorially or in writing or howsoever by the firm.
- No inference of any kind should in any circumstances whatsoever be drawn from any such statement, or from any omission from such statement or omission.
- Without derogation from the generality of the foregoing disclaimer, the firm neither represents nor warrants the existence, type, size, position, effectiveness or condition of any feature or features of the said property which may be mentioned herein. Nothing contained forms part of any offer and no statement made, whether herein or otherwise, by or on behalf of the firm will be incorporated in any agreement between the vendors and any purchaser nor should any such statement be relied upon in entering or agreeing to enter into any such agreement or expending any sum in contemplation thereof