



**Dugdale Homes**  
Style, Quality & Distinction

Hollins Grove Barns, Stillington Road, Easingwold YO61 3ES

**Stephensons**

**S**  
Est 1871

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.



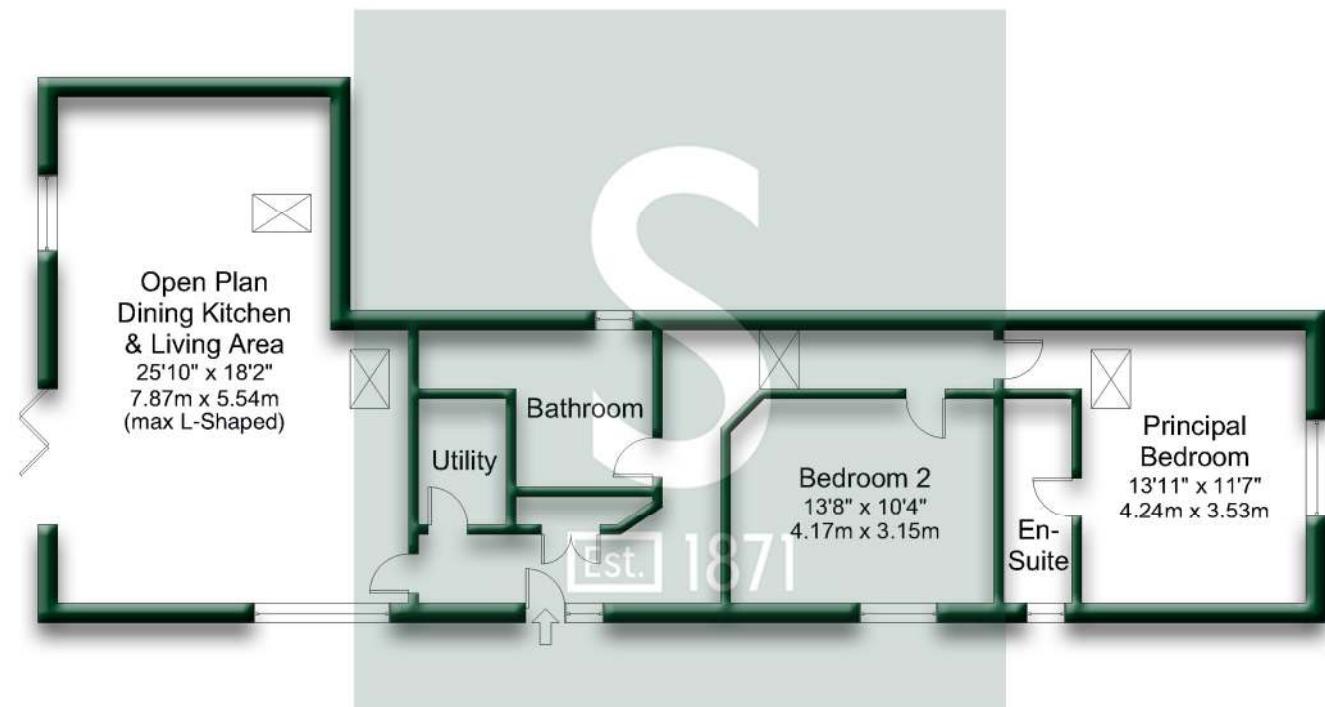
All of the properties are currently under construction with an estimated completion timescale of the 4<sup>th</sup> Quarter of 2021 / 1<sup>st</sup> Quarter of 2022



## 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**



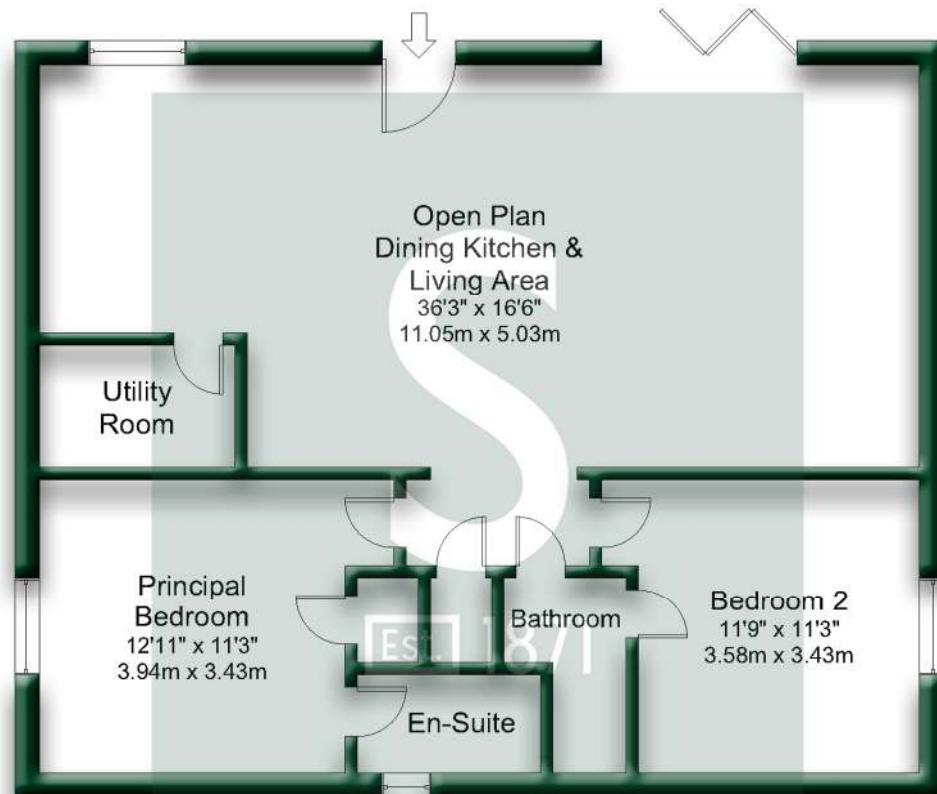
Gross internal floor area (approx.): 100 sq m (1,076 sq ft)

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 Klärgester 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

Stephensons  
York 01904 625533  
Haxby 01904 809900  
Knaresborough 01423 867700  
Selby 01757 706707  
Boroughbridge 01423 324324  
Easingwold 01347 821145  
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N Lawrence



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

### Agents Note

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