



plots
2, 4 & 5



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.



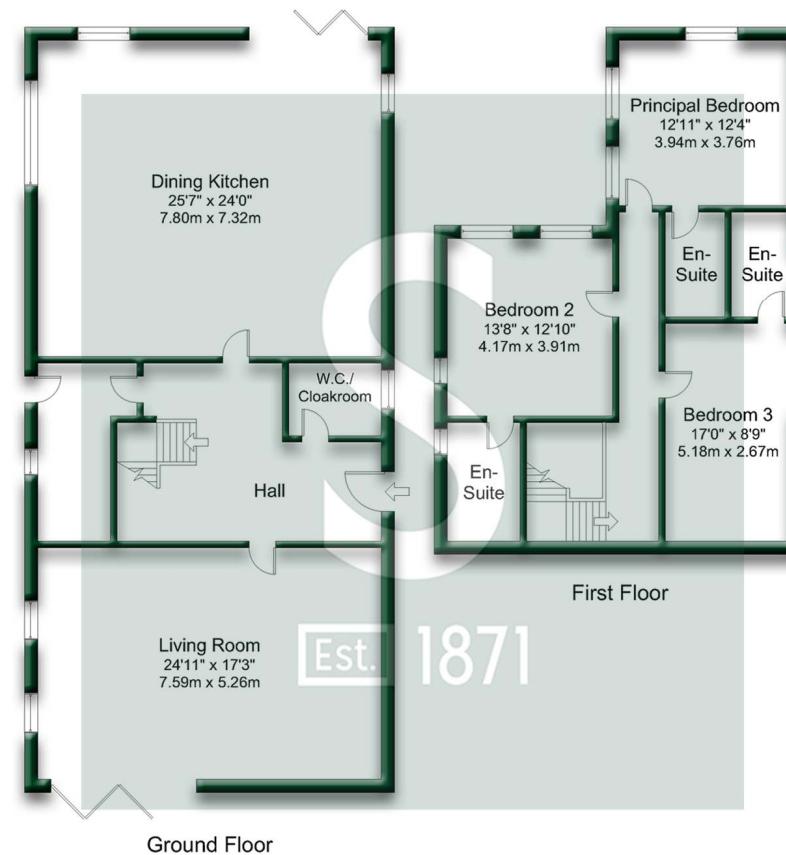
All of the properties are currently under construction with an estimated completion timescale of the 4th Quarter of 2021 / 1st Quarter of 2022



Azalea Cottage – Plot 5

An outstanding 3 bedroom home providing approximately 2,300 sq ft (214 sq mtr) of contemporary living space featuring generous ground floor living accommodation and 3 en-suite double bedrooms complemented by a gated driveway, extensive parking, double garage and a substantial rear garden extending to around .50 of an acre enjoying glorious far reaching rural views towards the village of Crayke.

Guide Price £750,000

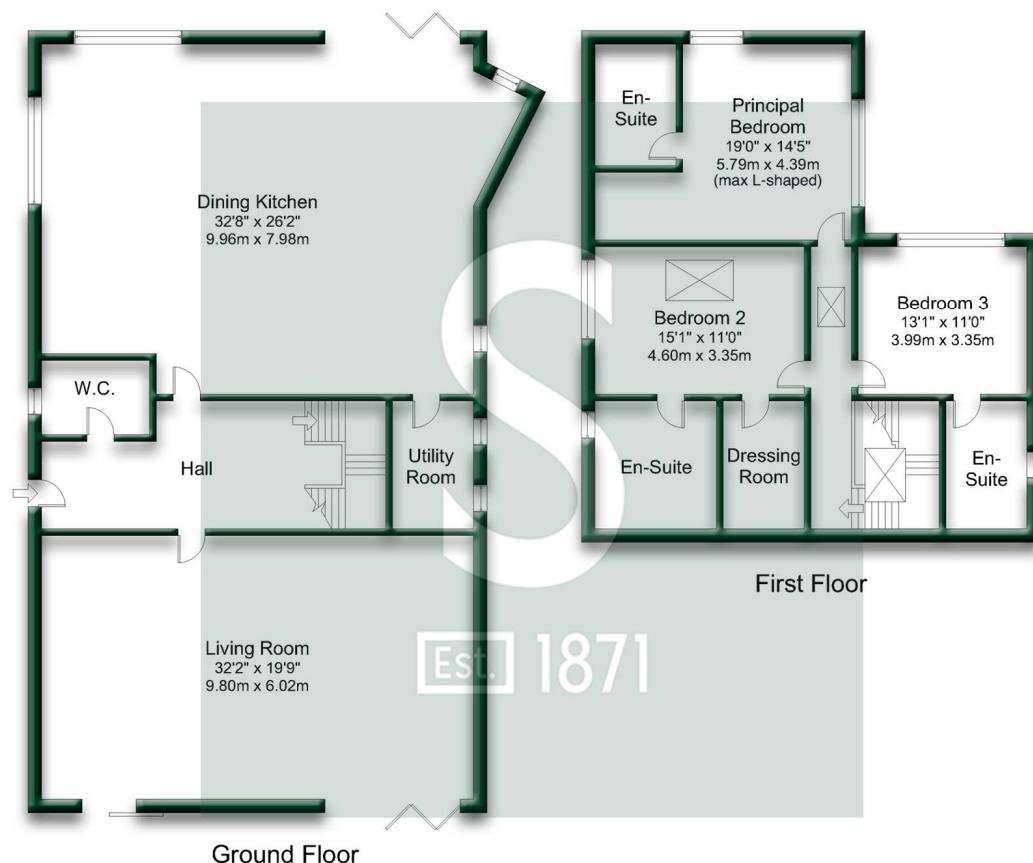


Gross internal floor area (approx.): 198.3 sq m (2,134 sq ft) Not to Scale. Copyright © Apex Plans.

Chamomile Cottage – Plot 4

An outstanding 3 bedroom home providing approximately 2,700 sq ft (251 sq mtr) of contemporary living space featuring generous ground floor living accommodation and 3 en-suite double bedrooms complemented by a double open bay garage and a substantial rear garden extending to around .30 of an acre enjoying glorious far reaching rural views towards the village of Crayke.

Guide Price £750,000



Gross internal floor area (approx.): 254.2 sq m (2,735 sq ft)

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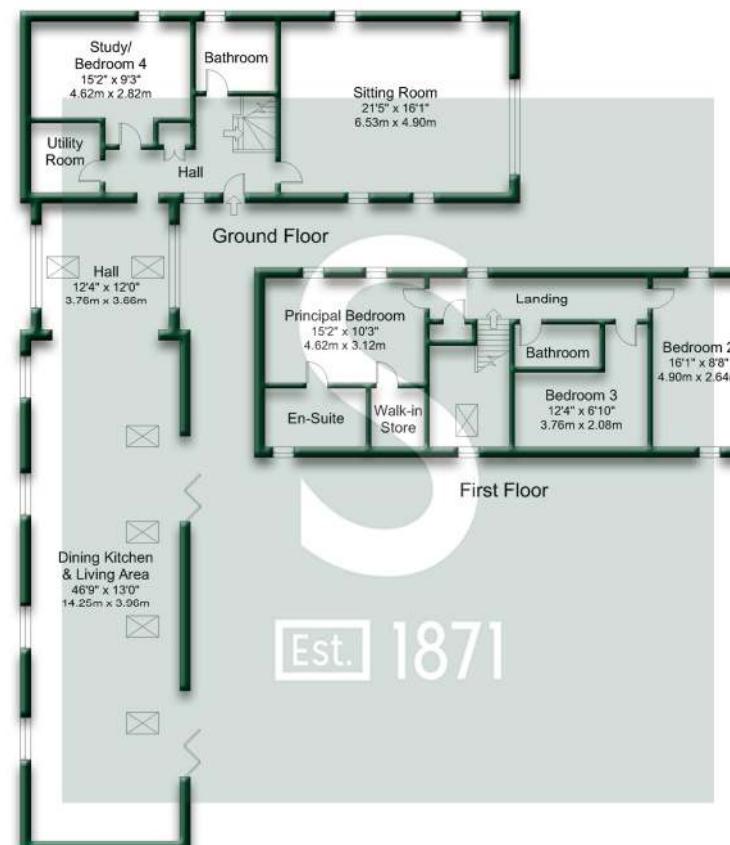




Foxglove Barn – Plot 2

A superb 3/4 bedroom detached home providing over 2,250 sq ft (209 sq mtr) of contemporary living space and featuring flexible living space that includes a generous large living room, ground floor bedroom and bathroom, stunning 46'9" (14.25m) long dining kitchen and 3 1st floor bedrooms complemented by a double open bay garage and a large rear garden extending to around .30 of an acre enjoying glorious far reaching rural views towards the village of Crayke.

Guide Price £725,000



Gross internal floor area (approx.): 205.6 sq m (2,212 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 Klargestester foul water treatment plant.

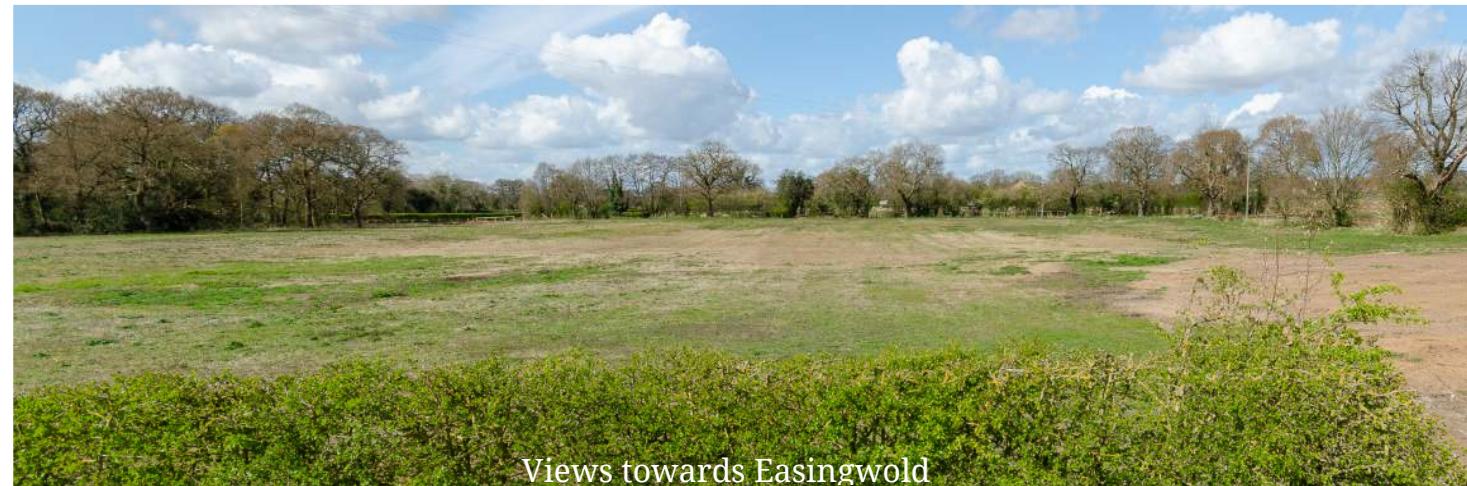
Access will be via 2 private drives off Stillington Road which will both benefit from security lighting.

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 Crayke

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York
Haxby
Knaresborough
Selby
Boroughbridge
Easingwold
York Auction Centre

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

Agents Note