



THE TOFTS

Bacchus Lane · South Cave · HU15 2ER

TOFT DEVELOPMENTS

Welcome to *The Tofts*
an exclusive collection of stunning
3 and 4 bedroom homes in a
charming village setting, situated
at the foot of the Yorkshire Wolds

TOFT DEVELOPMENTS

A privately owned Housebuilder focused on creating high quality, bespoke, modern homes in highly desirable locations. Achieved through a balance of fine architecture, strict standards of workmanship, focused design and the highest quality materials and fittings. All of our homes are covered by the industry leading NHBC Buildmark 10 Year Warranty for total peace of mind.

THE DEVELOPMENT

The Tofts is a brand new development situated in the beautiful village of South Cave.

This highly desirable location is ideal for a family or commuter alike. There are excellent road and rail links together with a real community feel, evident in the numerous clubs and activities available throughout the year.

The village of South Cave dates back to the 11th Century and is listed in the Domesday Book. An interesting piece of local history is that George Washington's great grandfather once lived at the magnificent Cave Castle.

This stunning development is nestled away off the 'no through road' of Bacchus Lane, close to the village centre where you can always find a friendly face and enjoy the more relaxing pace of village life.

Carefully chosen high quality traditional materials have been used to shape the exterior of each home to ensure that collectively they have a bespoke, individual, feel that will stand the test of time. The interiors are designed to embrace modern living with each home having a spacious open plan kitchen, dining, lounge area which steps out



onto a large modern tiled terrace. These fabulous homes boast 'stand out' specifications where the highest quality fixtures, fittings and present-day technologies combine seamlessly to provide homes that perfectly suit today's modern lifestyles.

A selection of 3-bedroom homes and a choice of four separate designs of 4-bedroom houses, each having their own unique appeal, ensures that there is plenty choice. What is more is that depending on the stage of development our team can provide a choice of finishes to ensure that the specification and internal design are tailored to your own requirements.

If you are looking for a lifestyle which blends a beautiful place to live with a delightful village location and unrivalled ease of access to the surrounding area and beyond, then look no further!





SPECIFICATION & FINISHES

Our homes are specified to the highest standards and include contemporary kitchens, modern designer bathrooms, high end appliances (Siemens/Bosch/Neff), zone controlled underfloor heating to the ground floor, CAT 6 Cabling around the home and high quality aluminium glazed doors opening out to modern tiled terraces.

WARRANTY

- NHBC Buildmark 10 year new build warranty

EXTERNAL FEATURES

- Block paved driveways
- High quality porcelain patios
- Outside tap
- Modern external lighting
- Turfed front and rear gardens
- Vertical double-sided boundary fencing
- Dark Grey UPVC double glazed windows
- Painted aluminium glazed 'Bifold' or 'Sliding Doors' to rear

INTERNAL FINISHES

- Designer oak internal doors, frames and architraves
- Modern brushed S/S door furniture and fittings
- Feature solid oak and glass staircase

- Contemporary moulded skirting with white satin finish
- Underfloor heating throughout 'ground floor'
- Flat skim finish ceilings and walls
- Large format porcelain tiles to rear open plan living area

KITCHEN

- Custom designed contemporary kitchens
- Feature integrated appliance walls
- Quartz worktops and upstands
- Composite stone undermounted 1½ bowl sink
- Stainless steel mixer tap
- Integrated full height larder fridge
- Integrated full height larder freezer
- High quality 'Siemens/Bosch' ovens and induction hobs
- Integrated Bosch/Neff dishwasher
- Modern stainless-steel extractor
- LED lighting to underside of wall cabinets



SPECIFICATION & FINISHES /CONTINUED...



BATHROOM & EN-SUITES

- Individually designed bathrooms
- Rimless wall hung toilets with soft close seat
- Feature bath
- Modern designer chrome bath taps
- Low profile shower trays
- Frameless glass shower screens
- Concealed thermostatically controlled shower valves
- Large rain shower heads
- Feature LED mirrors
- Contemporary wall tiling to bathroom and en-suites

ELECTRICAL

- LED downlights to kitchen, utility, bathrooms and en-suites
- Electric Garage Door with remote control (4 bed houses only)
- Lighting and power points to the garage (4 bed houses only)
- Pre-installed TV aerial
- Low energy lighting throughout
- Integrated smoke alarms
- High speed fibre internet available
- CAT6 cabling to key locations

PLUMBING & HEATING

- High quality 'Vaillant' boilers (7 year warranty)
- Zone controlled thermostatic underfloor heating
- White enamel panel radiators to all bedrooms
- Chrome heated towel radiators to all bathrooms and en-suites

UTILITY (4 bed houses only)

- Custom designed contemporary cabinets
- Quartz worktops and upstands
- Plumbing for washing machine and tumble dryer

CONDITIONS OF SALE

Whilst every effort is made to ensure the accuracy of these details, the building process is subject to continuous development of new products and processes and the developer reserves the right to change the specification and possibly the price structure without notice, prior to reservation. All sketches and plans contained within this brochure are for illustration and identification purposes only. All measurements given are approximate only. Any intending purchasers must satisfy themselves by inspection or otherwise about the correctness about each statement contained within these particulars. Please clarify any point of particular importance to you and check specification and materials before making an offer. These particulars do not constitute any part of an offer or contract and are subject to the properties not being sold. Details contained herein are correct at the time of print.



THE RADCLIFFE

PLOTS 25, 26, 27, 28, 29, 32, 33, 34, 35 & 36



The Radcliffe is a fabulous 3 bedroom house offering the very best of modern living.

Its contemporary design includes a stunning open plan ground floor arrangement incorporating a living room with large high quality double sliding doors out to the modern terrace and garden, contemporary fully fitted kitchen and ample space for a dining area. A cloaks/WC situated off the entrance hall and an integrated under stair store cupboard complete the space.

At first floor there are three bedrooms, the master bedroom features a high quality modern en-suite with wall hung toilet, designer vanity unit and a powerful rain shower enclosure. A contemporary fully equipped family bathroom with modern bath, rain shower and a stunning wall hung vanity unit conclude the layout to this level.

Parking is available either to the front or side depending on the plot and a garden lies to the rear.

Total Area: 915 sq/ft

GROUND FLOOR



FIRST FLOOR



ROOM SIZES:

| | |
|---------------|--------------|
| Hall | 2.65 x 2.00m |
| WC | 1.90 x 0.97m |
| Kitchen | 4.65 x 2.78m |
| Living/Dining | 4.20 x 4.83m |

| | |
|-----------|--------------|
| Bedroom 1 | 4.21 x 3.11m |
| –ensuite | 1.20 x 2.73m |
| Bedroom 2 | 3.45 x 2.43m |
| Bedroom 3 | 2.35 x 2.31m |
| Bathroom | 2.80 x 1.62m |

THE WESLEY

PLOTS 8, 10, 11, 13, 14 & 30

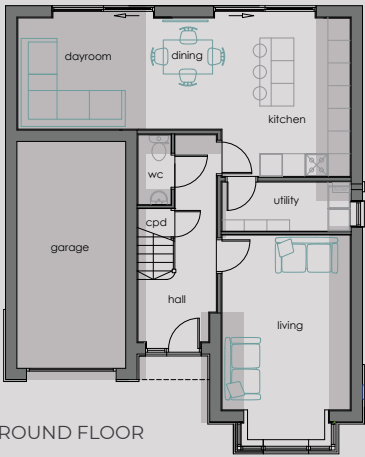


The Wesley is a stunning double fronted 4 bedroom detached house over two floors.

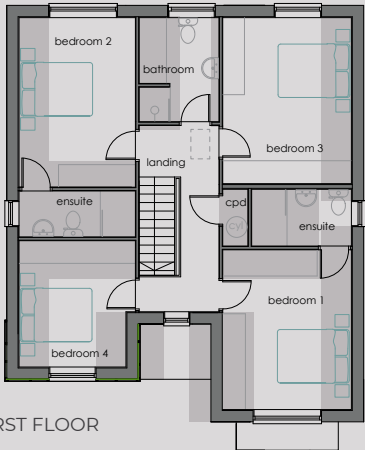
The ground floor combines a superb full width open plan kitchen/ dining/day room with two pairs of sliding doors out to the modern tiled terrace and rear garden. There is also a separate living room with bay window, utility and cloaks/WC.

Upstairs are four double bedrooms of which two are en-suite. In addition, there is a fully equipped contemporary family bathroom which has a fabulous modern feature bath and a separate shower enclosure with Rain Shower.

Total Area: 1580 sq/ft



GROUND FLOOR



FIRST FLOOR

| | | | |
|-----------------|--------------|-----------|--------------|
| Hall (to stair) | 1.67 x 2.12m | Bedroom 1 | 4.26 x 3.44m |
| Living | 5.42 x 3.41m | -ensuite | 1.53 x 2.67m |
| WC | 1.87 x 0.91m | Bedroom 2 | 4.52 x 3.12m |
| Kitchen | 4.24 x 3.44m | -ensuite | 1.20 x 3.12m |
| Dining/Dayroom | 2.99 x 5.40m | Bedroom 3 | 4.44 x 3.44m |
| Utility | 1.33 x 3.41m | Bedroom 4 | 3.38 x 3.12m |
| Garage | 6.00 x 2.87m | Bathroom | 2.79 x 2.13m |

ROOM SIZES:

THE DANBY

PLOTS 4 & 5



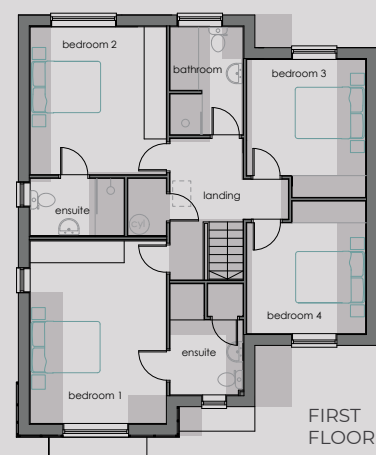
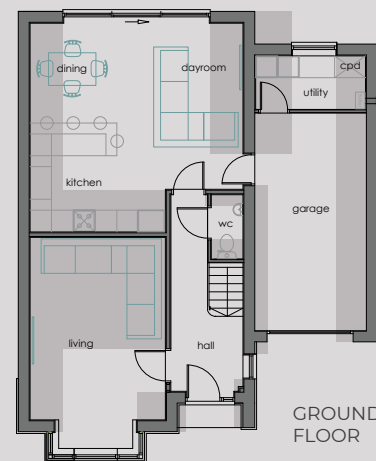
The Danby is a superb 4 bedroom detached house with accommodation over two floors.

This attractive design features a spacious open plan kitchen/dining/day room to the rear of the house with a large run of bifold doors opening out to the modern tiled terrace and garden. There is also a separate living room with bay window, utility and cloaks/WC.

At first floor are four double bedrooms, two being en-suite. The fully equipped contemporary family bathroom has a fabulous modern feature bath and a fantastic separate shower enclosure with Rain Shower.

Gardens extend to both front and rear and a block paved driveway provides parking and access to the integral garage.

Total Area: 1673 sq/ft



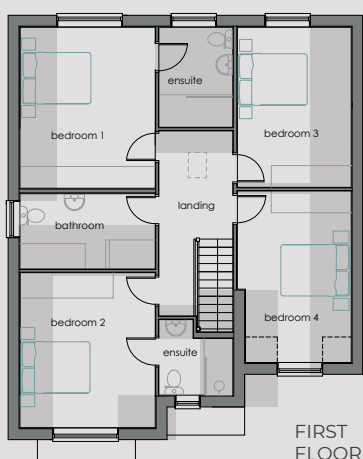
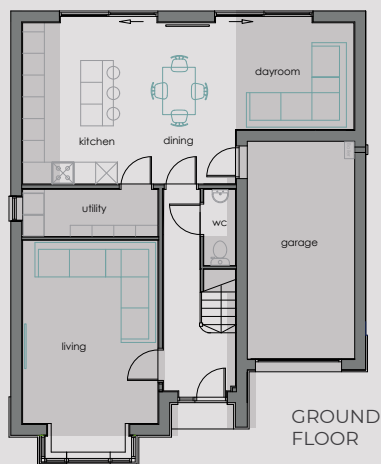
ROOM SIZES:

| | |
|------------------------|--------------|
| Hall (to stair) | 2.09 x 2.03m |
| Living | 5.84 x 3.77m |
| WC | 1.80 x 0.90m |
| Kitchen/Dining/Dayroom | 5.80 x 5.91m |
| Utility | 1.48 x 3.07m |
| Garage | 6.00 x 3.07m |

| | |
|-----------|--------------|
| Bedroom 1 | 5.09 x 3.77m |
| -ensuite | 2.05 x 3.09m |
| Bedroom 2 | 4.10 x 3.79m |
| -ensuite | 1.62 x 2.62m |
| Bedroom 3 | 3.83 x 3.31m |
| Bedroom 4 | 3.69 x 3.31m |
| Bathroom | 3.01 x 2.03m |

THE BARNARD

PLOTS 2, 3, 7, 9, 15, 16 & 31



The Barnard is an impressive 4 bedroom detached home over two floors.

The ground floor offers a stunning open plan kitchen/dining/day room area across the rear of the house with two pairs of sliding doors opening out to the large tiled terrace and garden. There is also a separate lounge with bay window, utility room and cloaks/WC.

At first floor are four good sized double bedrooms, two being en-suite. The fully equipped contemporary family bathroom has a fabulous modern feature bath with stunning floor standing taps and a separate shower enclosure with Rain Shower.

Gardens extend to both front and rear and a block paved driveway leads up to the integral garage.

Total Area: 1788 sq/ft

| | | | |
|------------------------|--------------|-----------|--------------|
| Hall (to stair) | 1.62 x 2.03m | Bedroom 1 | 4.49 x 3.76m |
| Living | 5.85 x 3.77m | -ensuite | 2.79 x 2.06m |
| WC | 2.12 x 0.91m | Bedroom 2 | 4.31 x 3.77m |
| Kitchen/Dining/Dayroom | 4.49 x 9.17m | -ensuite | 2.10 x 2.07m |
| Utility | 1.34 x 3.78m | Bedroom 3 | 4.45 x 3.17m |
| Garage | 6.00 x 2.95m | Bedroom 4 | 4.76 x 3.18m |
| | | Bathroom | 2.11 x 3.76m |

ROOM SIZES:

THE WASHINGTON

PLOTS 1, 6 & 12



The Washington is a 4 bedroom detached family home and is the largest of our design's.

With its central hall and galleried landing, this beautifully balanced house has at its heart a full width open plan kitchen/dining/day room area with a large run of bifold doors out onto a modern tiled terrace and rear gardens. The versatile layout also provides two separate reception rooms and the ground floor is completed by a separate utility and cloaks/WC.

Upstairs the first floor comprises four double bedrooms with two being en-suite and the master bedroom also benefitting from a walk in dressing room. The fully equipped contemporary family bathroom has a modern feature bath and separate shower enclosure with Rain Shower.

Gardens to three elevations and a detached double garage complete this magnificent property.

Total Area: 1950 sq/ft

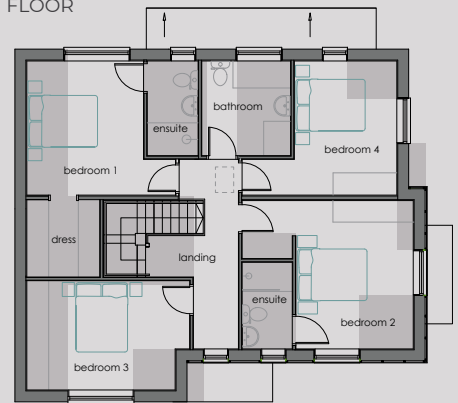
ROOM SIZES:

| | | | |
|----------------|---------------|-----------|--------------|
| Hall | 4.21 x 1.67m | Bedroom 1 | 3.72 x 4.11m |
| Living | 4.11 x 5.37m | -ensuite | 2.63 x 1.42m |
| Snug | 2.99 x 4.11m | -dress | 2.13 x 2.02m |
| WC | 1.09 x 2.01m | Bedroom 2 | 4.11 x 4.72m |
| Kitchen/Dining | 4.85 x 10.19m | -ensuite | 2.41 x 1.40m |
| /Dayroom | - | Bedroom 3 | 3.03 x 4.50m |
| Utility | 2.14 x 2.00m | Bedroom 4 | 3.72 x 2.84m |
| Garage | 5.79 x 5.79m | Bathroom | 2.63 x 2.46m |

GROUND FLOOR



FIRST FLOOR





The Tofts

Bacchus Lane, South Cave, HU15 2ER

LOCATION



The picturesque village of South Cave is situated at the foot of the Yorkshire Wolds approximately 14 miles to the west of Hull and just 10 miles from the historic market town of Beverley.

This is a great location for the commuter, family, or country lover alike. Instant access to the A63/M62 motorway makes many regional and national business centres such as Leeds, Sheffield and Manchester easily accessible. The nearby village of Brough has a mainline railway station with regular services to Hull, Leeds, Manchester, Doncaster, York and London Kings Cross (approx. 2 hours). Overseas travel is also made easy with Humberside Airport just 20 miles away, Donaster Sheffield Airport 38 miles and Leeds Bradford Airport just 59 miles away. Thus, the village provides excellent links both locally and nationally.

The heart of the village is Market Place which is just a couple of minutes walk away. Here you will find a Local Convenience Store, a Pharmacy (Boots), the 'Bear Inn' Pub, the 'Cave Bar and Kitchen' a contemporary Bar and Bistro, The 'Fox and Coney' Pub, renowned for its atmosphere and fine traditional fare, a Beauticians, several Hairdressers and much more available within the village. South Cave also boasts the beautiful Cave Castle hotel with its 18- hole golf & country club with gym and swimming pool. Other nearby leisure facilities include a sports centre, a sports pavilion, a lawn bowling club and tennis courts. Further to this there an excellent range of outdoor leisure pursuits available with beautiful walks, riding and cycling countryside on the doorstep.

There is excellent provision for schooling in the area both within state and independent sectors. A choice of pre-school and primary education is available locally with South Cave C of E Primary School, Building Bricks Pre-School and South Cave Kids Club all just a short walk away. The Ofsted outstanding South Hunsley School and Sixth Form college is just 10 minutes driving time away and is served by a regular dedicated student bus service.

For the wildlife lover, North Cave Wetlands, a Yorkshire Wildlife trust reserve, lies about 5 mins drive away and has an array of birds of regional importance. South Cave Falconry Centre is a great place for families of all ages. Williams Den is an award winning adventure centre perfect for little explorers to connect with nature and is situated just outside the village. The Yorkshire Wolds are abundant in beauty throughout the seasons and you can easily strike out to the East Yorkshire coast, North Yorkshire moors and Yorkshire Dales.

South Cave has it all. A great selection of amenities and leisure facilities coupled with an enviable community spirit and unrivalled ease of connection to the surrounding areas and beyond.

APPROXIMATE DISTANCES:

Beverley: 10 miles

Hull: 14 miles

Humberside Airport: 20 miles

York: 28 miles

Doncaster: 37 miles

Leeds: 50 miles

FOR ALL ENQUIRIES:



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