

APPROXIMATE DISTANCES - HG5 9JS

Harrogate Centre	4.4 miles
Knaresborough Centre	2.1 miles
Knaresborough Railway Station	2 miles
York Railway Station	16 miles
Bus Route	100 metres
A1(M)	4 miles
Leeds/Bradford Airport	16 miles

AGENT'S NOTE

The images shown are an indication of the type of quality of fixtures and fittings to be included. Once the final choices have been made this brochure will be updated.



**THROSTLE NEST FARM
FARNHAM LANE
FARNHAM**

9 Albert Street, Harrogate
North Yorkshire HG1 1JX
Sales: 01423 503076
Lettings: 01423 530744

These particulars are given as guidance only and are expressly excluded from any contract. They give no warranty as to the condition or description and any recipient must satisfy himself on all matters stated herein. The property is offered subject to contract and to its being unsold and unlet. Appointments for viewing and contract of all negotiations shall be through Nicholls Tyreman Estate Agent.

An extremely rare opportunity to purchase one of only four, brand newly built, detached properties, privately located adjacent to the beautiful Farnham boating lake and approached via a long, private driveway from Farnham Lane.

Each property has unique design features from glazed links to balconies and each has large, enclosed gardens.

The development offers great privacy and security with most having gates driveways and intruder alarm systems.

Buyers will have the unique opportunity to create bespoke, design led accommodation with extremely high quality fixtures and detailed fittings throughout.

Constructed from stone, each property will have the benefit of the latest, full building regulations and a 10 year Premier Guarantee.

Every detail has been carefully designed and these properties offer the very latest in design and quality of life.

Located on the edge of this pretty village the properties are situated just outside the historic market town of Knaresborough, with its rail link and river attractions, as well as a regular market and excellent shopping.

The development is ideal for commuters wanting access to the motorway network, being within easy reach of the A1 corridor and A1(M), whilst still enjoying the beautiful Nidderdale countryside.

A short distance away, Harrogate has excellent shopping, restaurants and night life, the fabulous Stray, the Valley Gardens and the railway station connecting to Leeds and York.

Farnham could not have a better location to suit a variety of lifestyles.



SPECIFICATION

Full height glazed entrance and feature glazed link.

Large bedrooms with en-suites to master bedroom and guest suite.

Balcony with glazed balustrade overlooking Farnham boating lake.

High quality, fully tiled bathrooms and WC's.

Living rooms with contemporary feature natural fuel fireplaces.

Fantastic multi-use garden room / additional reception room.

Integrated kitchen appliances include; fridge, freezer, dishwasher, induction range hob, oven & microwave.

Modern flooring throughout including large format ceramics, contemporary engineered timber and high quality carpets.

Fully fitted utility rooms to match kitchen units.

Feature entrance hallways with feature lighting and storage solutions.

Smart metering and home automation linked to mobile device.

Video door entry and security systems linked directly to mobile device.

Contemporary facades of Yorkshire stone. Modern aluminium double glazed windows and feature bi-folding patio doors

All units will be EPC B rated delivering highly energy efficient homes with modern underfloor heating, lightning and data strategy.

High quality external landscaping with planting and paving.

Full landscaping and planting scheme across the whole site and in communal spaces to created a landscaped, 'gated community'.

Large double garages to three of the properties with electric car charging points installed as standard.





PLOT 4 - £1,150,000

HALYARD - £950,000

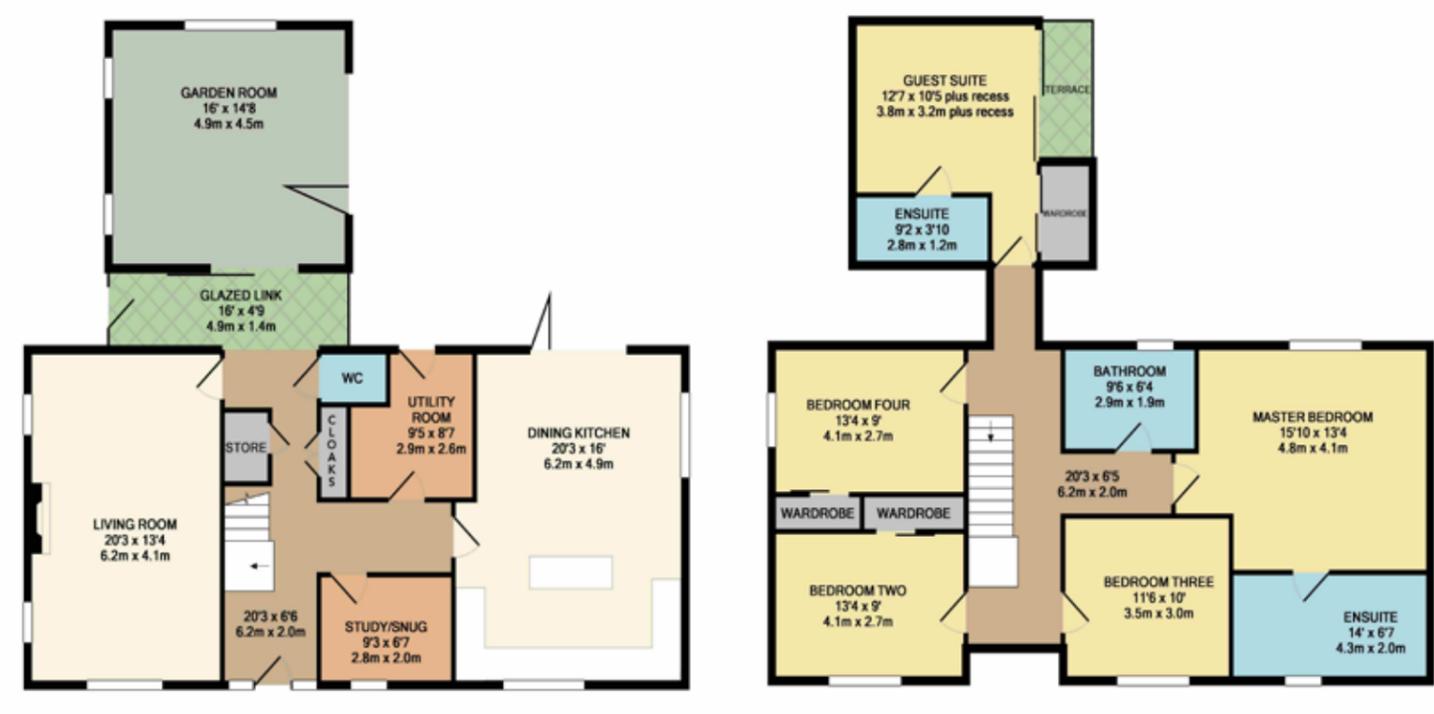


GROUND FLOOR

Approximate Floor Area 3,337 sqft

1ST FLOOR

Measurements are approximate. Not to scale. Illustrative purposes only. Made with Metropix 02019

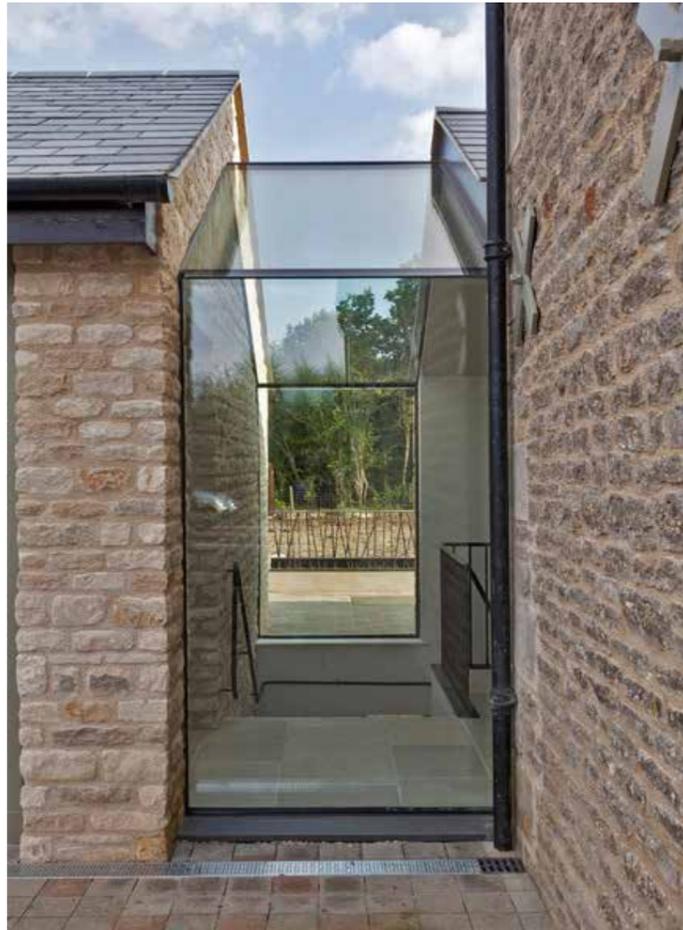


GROUND FLOOR

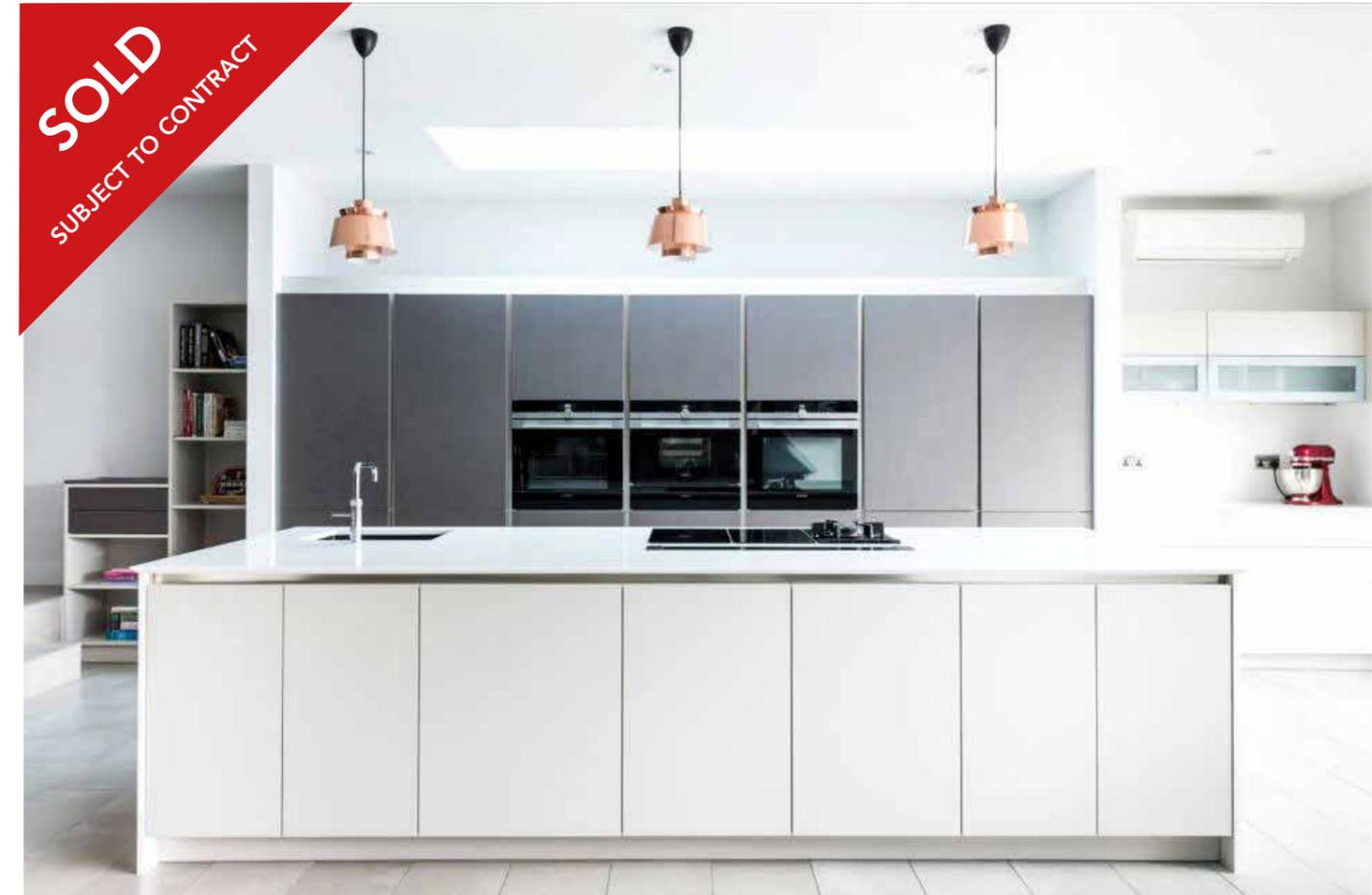
Approximate Floor Area 2,583 sqft

1ST FLOOR

Measurements are approximate. Not to scale. Illustrative purposes only. Made with Metropix 02019



LAKE VIEW - £950,000

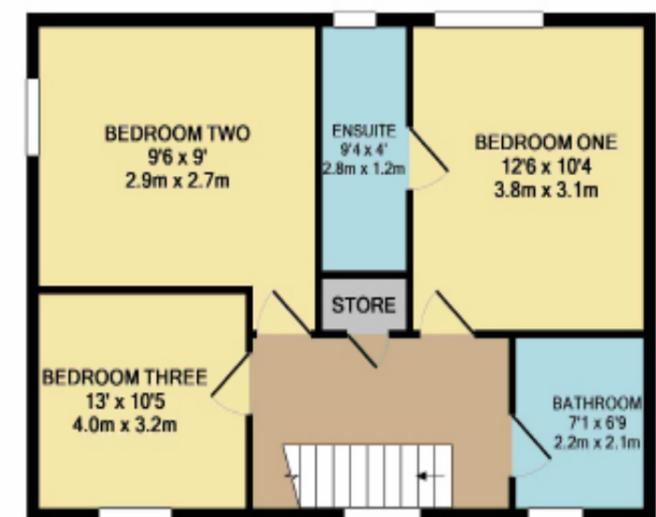
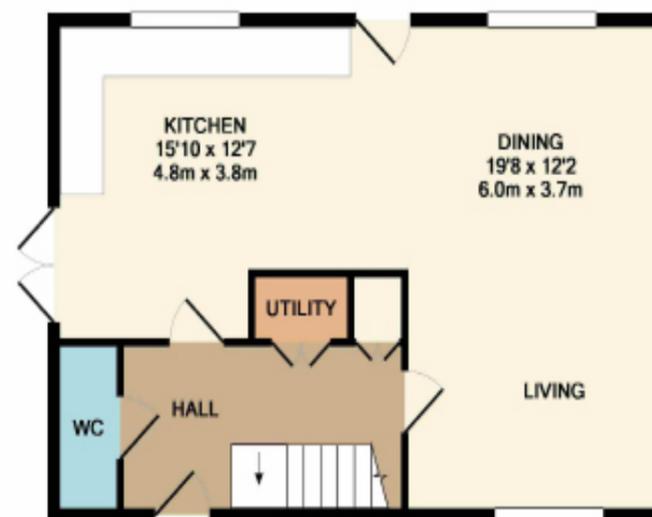


TILLER COTTAGE - £425,000



Approximate Floor Area 2,583 sqft

Measurements are approximate. Not to scale. Illustrative purposes only. Made with Metropix ©2018



Approximate Floor Area 1,109 sqft

Measurements are approximate. Not to scale. Illustrative purposes only. Made with Metropix ©2018