



THE STEADINGS
— MARTON-LE-MOOR —



SITE PLAN KEY

- THE DALTON
- THE STUDLEY
- THE CARLTON
- THE AYSGARTH
- THE RICHMOND
- THE DARLEY

The Steadings, Marton-le-Moor

10 sensitively developed new homes in a beautiful village just east of Ripon.

Marton-le-Moor is a small but vibrant community in the borough of Harrogate.

With the nearby A1 providing excellent commuting links both north and south, the village offers the best of both worlds - the peace and quiet of a rural retreat with easy access to Yorkshire's commercial hubs. A number of well regarded Primary and Secondary schools are situated nearby.

Nestled on the eastern edge of Marton-le-Moor, The Steadings will be a sensitive addition to the village.

All homes at the site will be constructed from a mixture of natural stone and brick, while careful designs blend modern convenience with traditional village aesthetics. Inside, each will be finished to an exacting standard. Built on former paddocks land, the area is enclosed by existing stone walls and mature hedging.

The Steadings represents a unique - and increasingly rare - opportunity to find a high quality new home in an exclusive rural development.



HOUSE TYPES AND PRICING

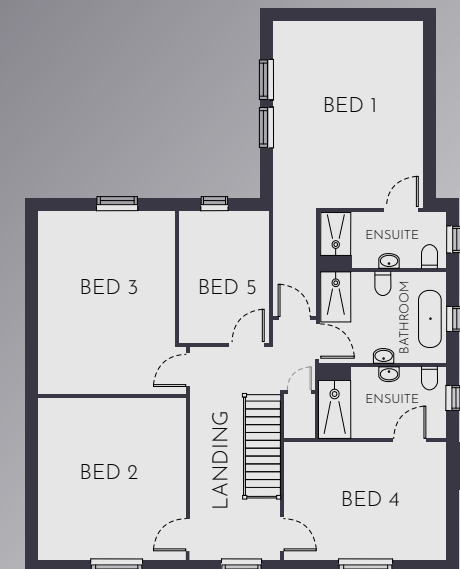
The Dalton Plot 1



Five bedroom detached

With its double fronted elevation and open views to fields beyond, The Dalton stands proudly at the entrance to the development. Inside, a generously proportioned hallway leads off to a dedicated study/home office, sitting room with log burner, and fabulous open plan kitchen/family room for entertaining and garden access.

There are five double bedrooms to the upper floor, with ensuites to master and guest bedrooms. The spacious family bathroom - with freestanding double-ended bath - completes the picture of elegance befitting The Dalton as a beautiful family home.



HOUSE TYPES AND PRICING

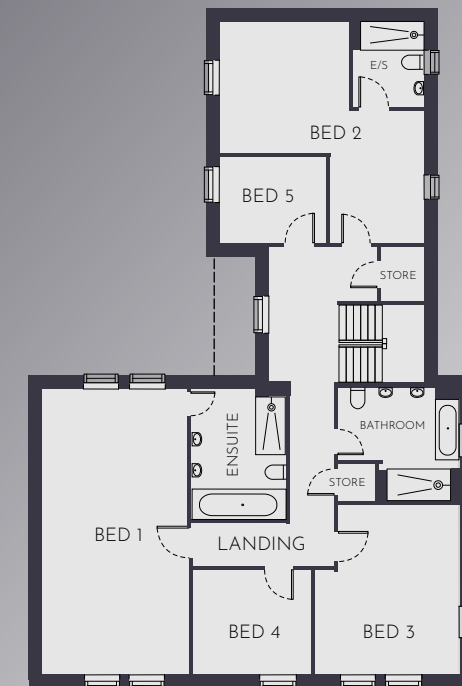
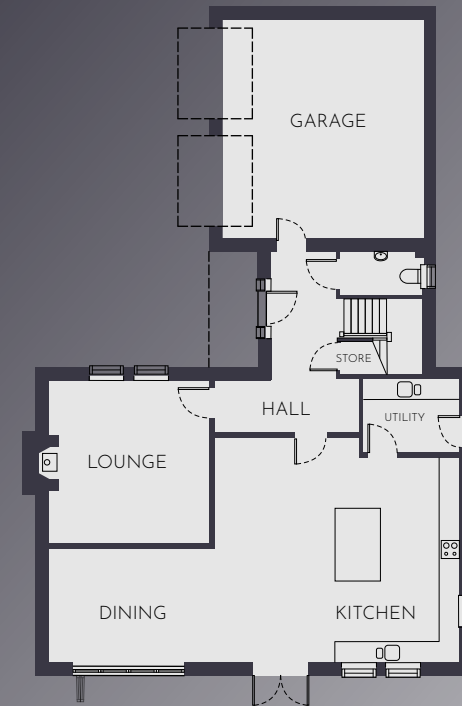
The Studley Plot 2



Five bedroom detached

The Studley, with its dual aspect corner plot and contrasting brick and natural stone elevations, integrates beautifully with the existing homes on Chapel Lane. Overlooking fields to the rear, the south-facing garden with large patio presents a stunning proposition.

Internally, the expanse of accommodation on offer is very generous to both floors. From the capacious kitchen/family room, to the 36ft long master bedroom, the Studley is a home that combines grandeur with great levels of flexibility for modern living.



HOUSE TYPES AND PRICING

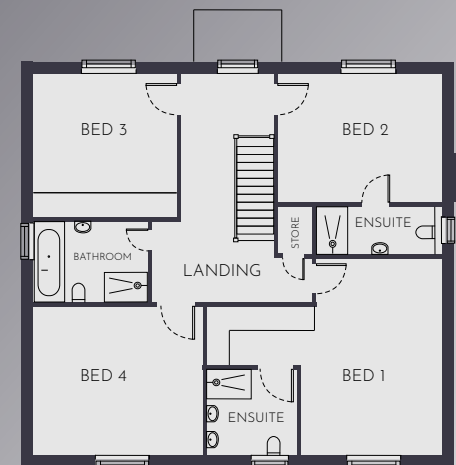
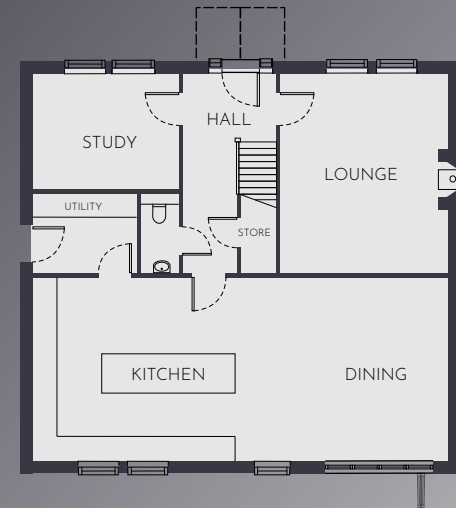
The Carlton Plot 3



Four bedroom detached

A truly unique property, The Carlton's traditional double fronted proportions create a centrepiece for the development. A large driveway and double garage add to the many benefits on offer within the home.

The ground floor includes a separate home office, adaptable as a additional room to suit individual needs. The large kitchen has bi-fold doors leading to the garden and a separate utility room with side access. Upstairs, four double sized bedrooms - two with ensuite - are joined by a family bathroom with separate shower.



HOUSE TYPES AND PRICING

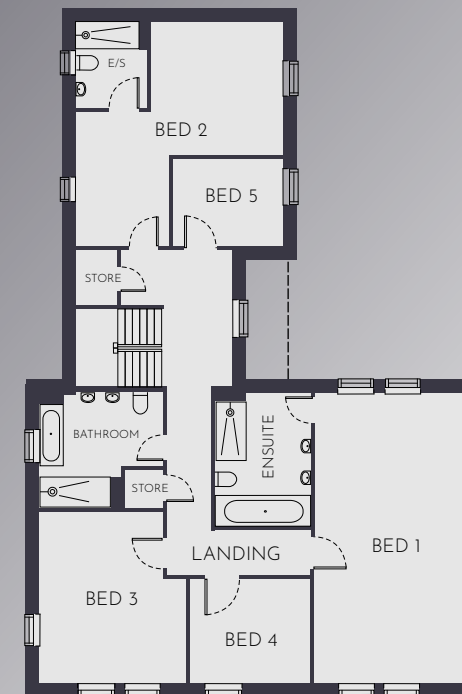
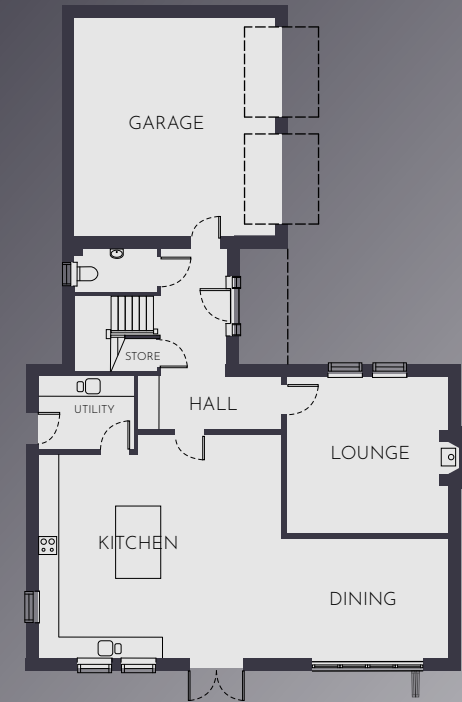
The Studley Plot 4



Five bedroom detached

The Studley, with its dual aspect corner plot and contrasting brick and natural stone elevations, integrates beautifully with the existing homes on Chapel Lane. Overlooking fields to the rear, the south-facing garden with large patio presents a stunning proposition.

Internally, the expanse of accommodation on offer is very generous to both floors. From the capacious kitchen/family room, to the 36ft long master bedroom, the Studley is a home that combines grandeur with great levels of flexibility for modern living.



HOUSE TYPES AND PRICING

The Darley Plots 5 and 9

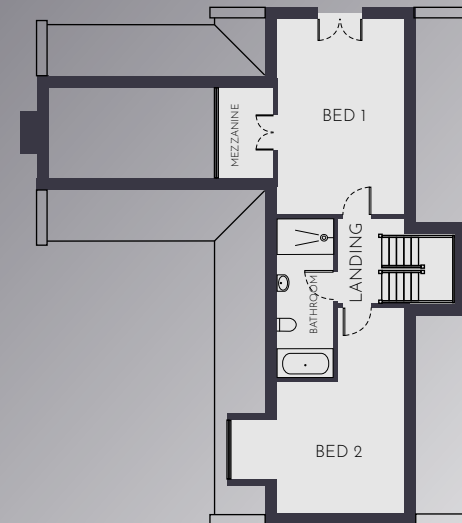
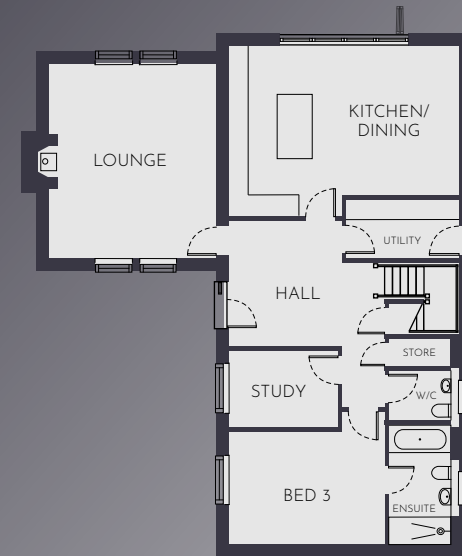


Three bedroom detached (four bedroom option STC)

The Darley is a home inspired by the local surroundings, with reduced height eaves and characterful upper floor featuring vaulted ceilings.

From the grand hallway, a large double aspect sitting room with central fireplace beckons, and a ground floor bedroom offers seclusion thanks to its self-contained position. A separate study and two further double bedrooms to the first floor - all with vaulted ceilings - create the feeling of a barn-style conversion.

Alterations to the sitting room allow for an extra room above subject to conditions.



HOUSE TYPES AND PRICING

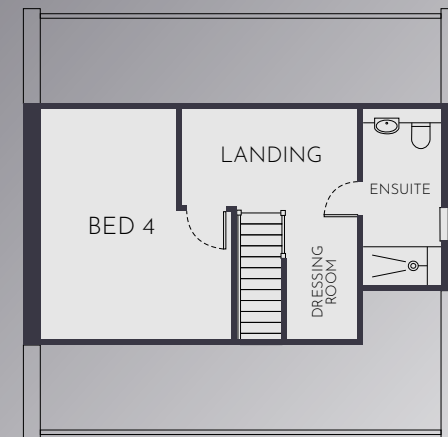
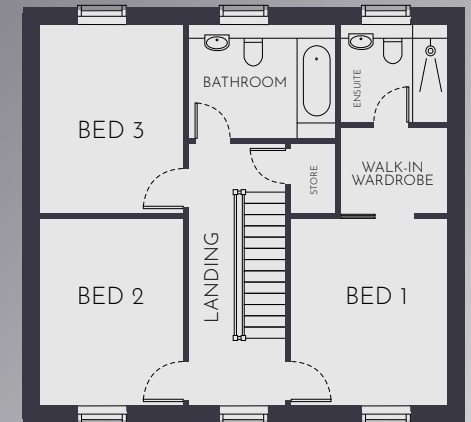
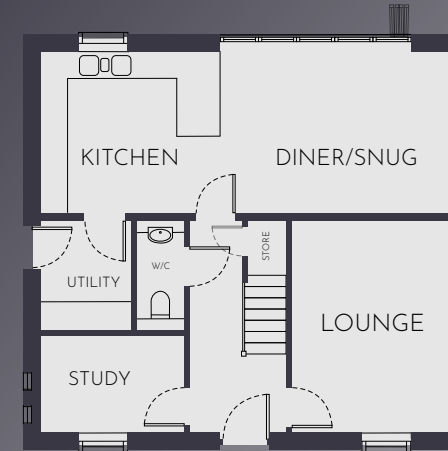
The Richmond Plots 6 and 7



Three bedroom detached

With a handsome but traditional double-fronted exterior, The Richmond offers a high degree of flexibility - making it perfect for growing families or discerning buyers alike. To the ground floor, a separate study, spacious lounge, and open plan kitchen/dining room allow for a range of tailored living configurations.

From the first floor, with its spacious and versatile master bedroom, stairs lead to the top - where The Richmond offers yet more potential with a self-contained suite that is perfect for guests. Externally, drive parking for two vehicles and a single detached garage complete the home as one for all generations to enjoy.



HOUSE TYPES AND PRICING

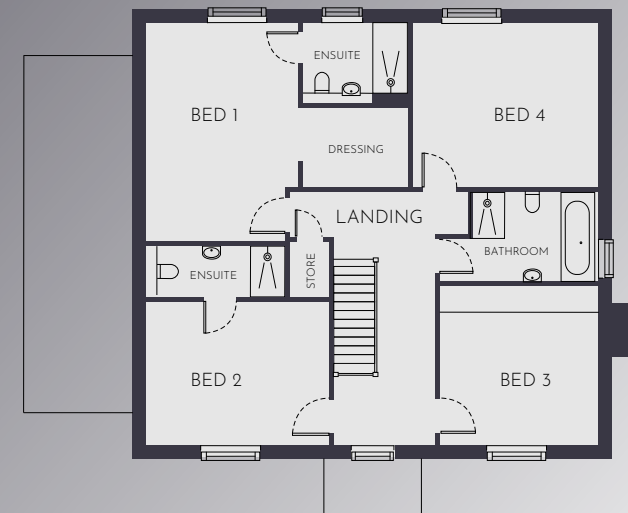
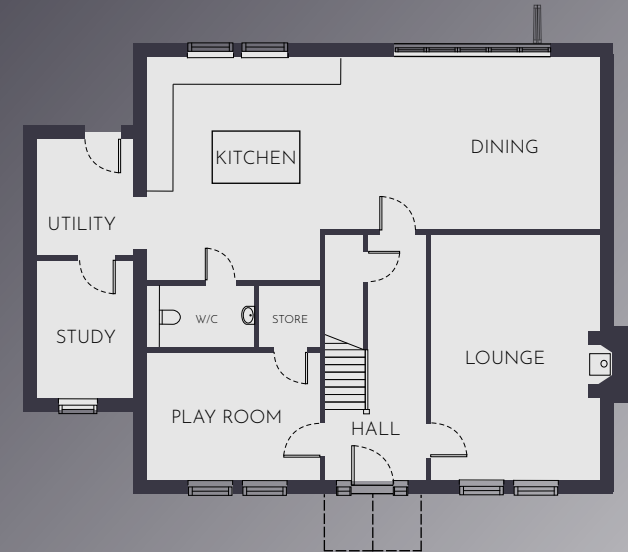
The Aysgarth Plot 8



Five bedroom detached

At the western edge of the development, The Aysgarth stands in a large corner plot with gardens to three elevations. The driveway is capable of housing up to six cars, in addition to the double garage.

Internally, from the large sitting room to the separate play room, study, and boot room, the home can accommodate large families with ease. Four generous double bedrooms to the upper floor, with two ensuites and a family bathroom, are all accessible via a wide landing.



HOUSE TYPES AND PRICING

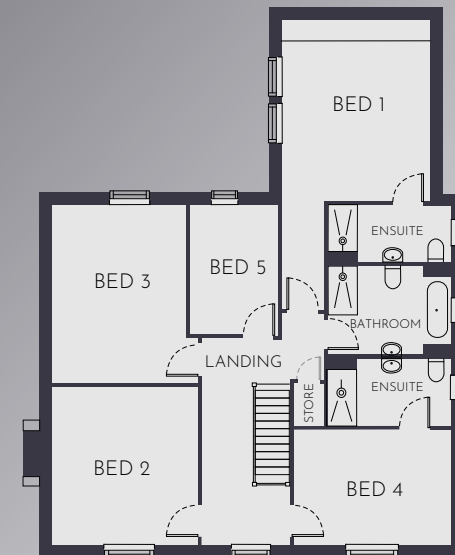
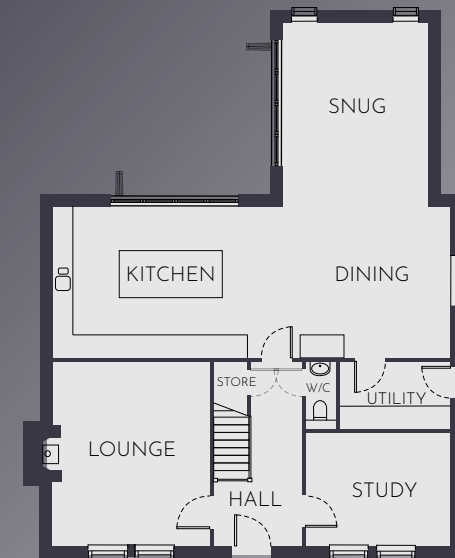
The Dalton Plot 10



Five bedroom detached

With its double fronted elevation and open views to fields beyond, The Dalton stands proudly at the entrance to the development. Inside, a generously proportioned hallway leads off to a dedicated study/home office, sitting room with log burner, and fabulous open plan kitchen/family room for entertaining and garden access.

There are five double bedrooms to the upper floor, with ensuites to master and guest bedrooms. The spacious family bathroom - with freestanding double-ended bath - completes the picture of elegance befitting The Dalton as a beautiful family home.



SPECIFICATION

EXTERNAL

Built with sand faced clay bricks or natural sandstone (subject to house type)
Clay pantile or natural slate roofs (subject to house type)
Yorkshire artstone window cills and mullions (where applicable)
Sliding sash or flush casement windows with high performance argon filled double glazing and finished in UPVC and bespoke external colour
Indian Sandstone paving to paths and patios
Golden gravel to private drives
Fully turfed gardens with permitter fencing/walls as applicable

KITCHEN

Shaker style kitchen units (colour choice) with quartz worktop and upstands
Traditional white ceramic inset sink with monobloc mixer tap
Integrated appliances from selected range (upgrade options available)
Freestanding range cookers or integrated subject to house type
Utility rooms with space for washing machine/dryer as appropriate to house type

BATHROOMS

Contemporary white sanitaryware throughout with choice of basin vanity units
Mains pressurised showers with slimline trays and clear glass/chrome cubicles
Choice of Vitra tiles as standard or Villeroy & Boch (subject to upgrades) porcelain wall and floor tiles
Freestanding bath to one main bathroom or ensuite (subject to house type)
Towel rails to all bathrooms and ensuite

ELECTRICAL

Flush LED spotlights to kitchen and bathroom ceilings
Integrated smoke alarms on all floors
Polished chrome power sockets and switches throughout
Pre-wired satellite connection to living room and master bedroom
CAT6 data points to Study room as applicable
Power and lighting to garage & automated garage doors
Fibre broadband
Lantern style external lighting

HEATING

Air source heat pump mounted externally to feed pressurised hot water cylinder
Zone controlled thermostat heating to all floors
Underfloor heating to ground floor only
DEFRA approved ECO DESIGN wood burning fire/stove as appropriate to house type

INTERNAL

Oak internal doors throughout with polished chrome ironmongery
Deep Ogee skirting boards and architraves
Oak Wood effect flooring to Hall, Livingroom, Kitchen/Dining rooms as standard
Interior paintwork selected from Farrow & Ball colour palettes
Stop chamfered newel posts and spindles with oak newel caps and oak handrail
Wardrobe upgrade options available to all bedrooms

GENERAL SPECIFICATION

10-year structural defects warranty provided by ICW and underwritten by Lloyds

As with all Palladian homes, every property at The Steadings will be finished to an exacting standard. We take pride in doing our utmost to deliver high quality fixtures and fittings that are both timeless and durable.





