

WOODHOUSE

High Farm Close, Kilham

Welcome home...



We are delighted to share with you our latest development, nestling in the picturesque countryside of East Yorkshire, within the unspoilt village of Kilham.

A luxurious new development of 9 stunning properties; including a beautifully restored Georgian farmhouse, a charming barn conversion and 6 complementary new builds creating a unique blend of modern luxury and traditional character.

With over 20 years of experience, we are dedicated to renovating and building new homes to the highest standards on smaller, exclusive developments. We pride ourselves on offering a superior level of customer service and have a genuine commitment to making your home buying experience as easy and stress-free as possible.

We look forward to welcoming you to this beautiful part of East Yorkshire.

Jonathan Walker
Founder & CEO





Choose your new home...



High Farm Close,
Kilham
YO25 4BD
East Riding of Yorkshire





1 Bedroom - Plot 1

2 Bedroom - Plots 2, 8

3 Bedroom - Plot 5, 7 & FH

4 Bedroom - Plot 3, 4, 6



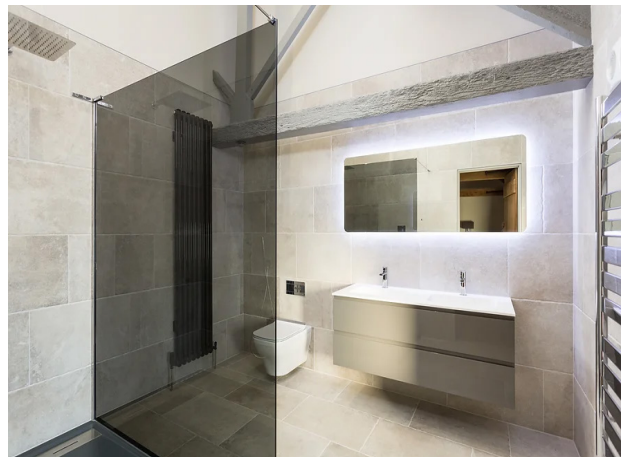
Quality over Quantity

Here at Woodhouse, we value quality over quantity which is why we specialise in one off homes and small scale developments. Each one of our homes is different, a one off, designed by award winning architects and built by local craftsmen. Our portfolio really does speak for itself.

All our properties combine traditional approaches to construction with the latest proven house-building techniques ensuring your new home is energy efficient, built to last and in keeping with the local area and architecture. For complete peace of mind, your new home is protected by a ten year warranty.

An early commitment to purchase could provide an opportunity to personalise various aspects of the build, including kitchen and bathroom design.





Introducing The Farmhouse



High Farm, Farm House

THREE BEDROOM DETACHED HOME

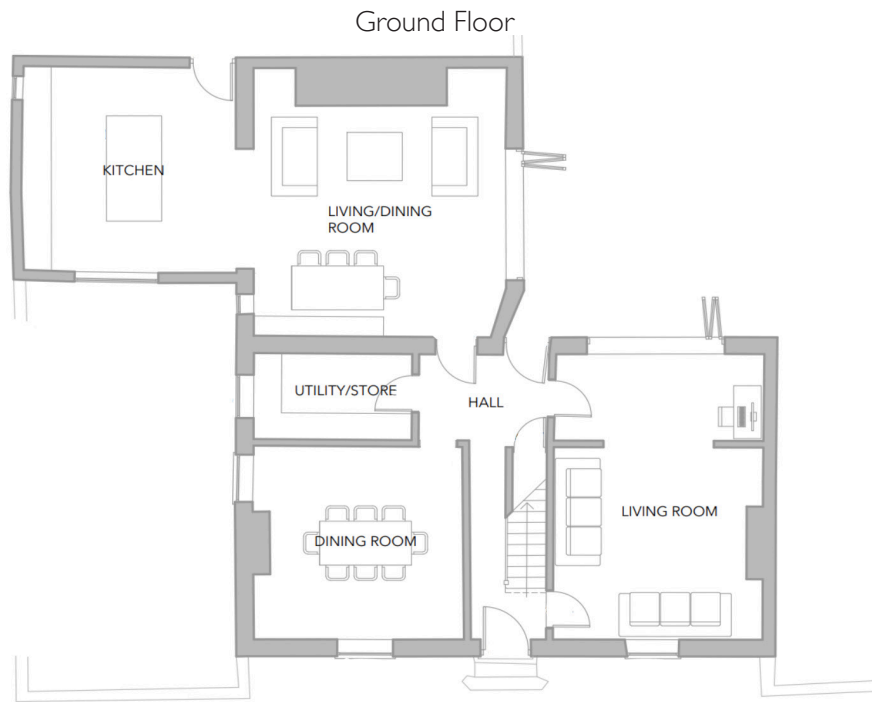
An original 4-bedroomed Georgian farmhouse situated at the entrance to High Farm Close but front facing on to Middle Street. A walled garden, filled with mature trees lies to one side ensuring a high degree of privacy from surrounding properties. This imposing property is being redesigned to balance its original Georgian features with a lighter more contemporary layout.

On the ground floor, the original kitchen and pantry is being reconfigured into a large Kitchen/ Dining/ Living room with full length glass doors leading out onto a private patio space. An additional formal Dining Room, Lounge and Utility Room complete the ground floor.

There are four bedrooms and two bathroom on the first floor. A large loft space above provides an additional floor providing potential further scope for development to increase the overall footprint of the home.



FLOOR PLANS



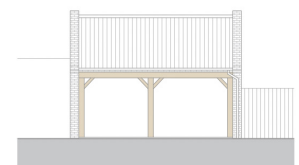
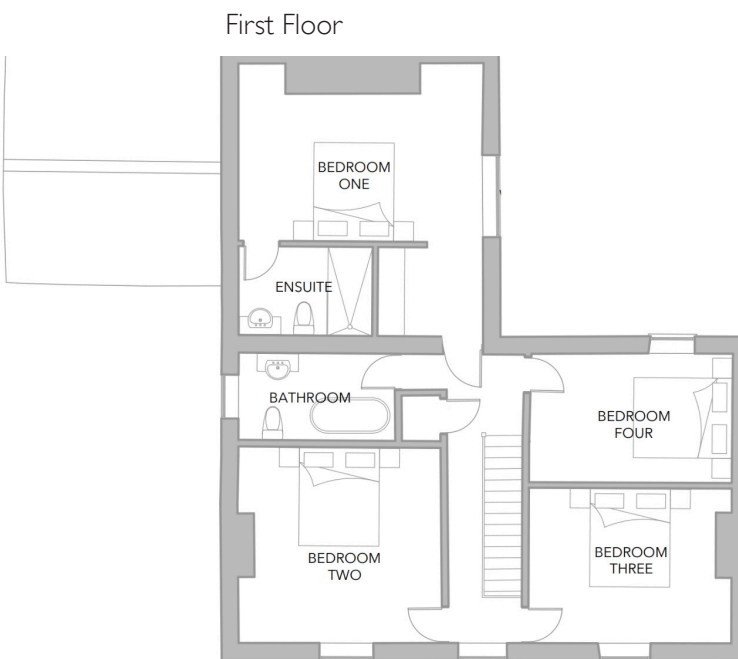
Front Elevation



Side Elevation



Rear Elevation



Front Garage Elevation

KEY POINTS

- Georgian Farm House
- Character Property
- Phase 3
- Open plan living
- Freehold
- Walled Garden
- Garage
- High spec interior
- Large loft space
- Off Street Parking
- 4 bedrooms
- Air-source heating

Whilst these floor plans have been prepared with all due care for the convenience of the intending purchaser, the information contained herein is a preliminary guide only. CGI's are also indicative, external finishes and features may vary. Architect plans are available upon request.



Introducing

The Little Barn



Plot 1

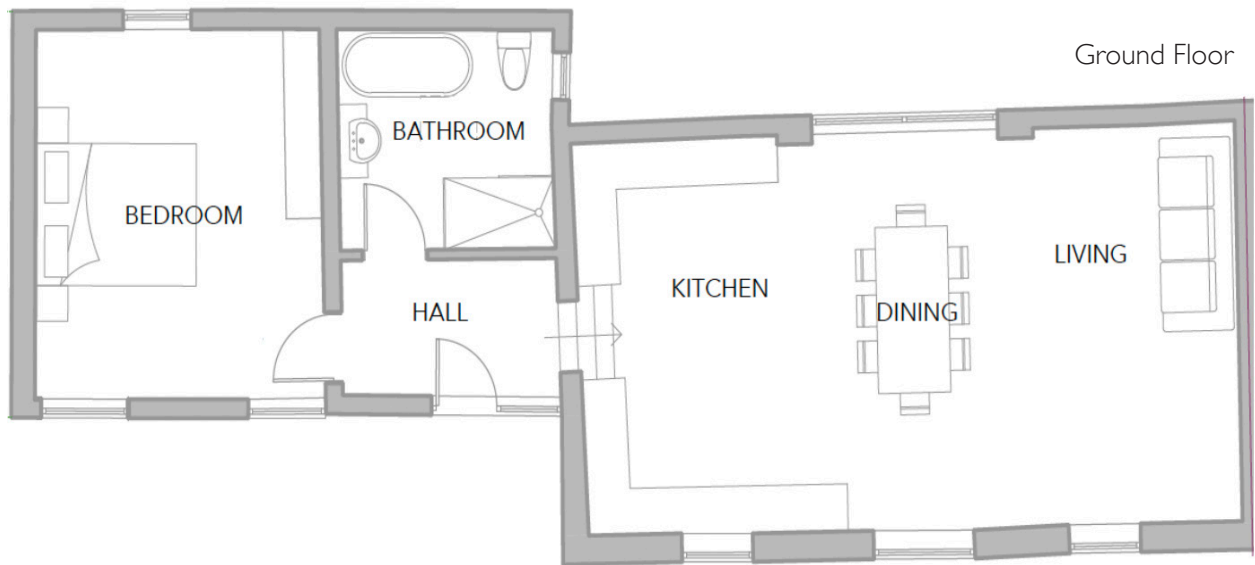
ONE BEDROOM DETACHED HOME

This barn conversion combines tradition and modernity, featuring one bedroom and a convenient location at the entrance of High Farm Close. It is meticulously designed to offer a cozy yet functional living space with its open plan layout. Its rich character and charming garden, offer breathtaking views of the East Yorkshire countryside for outdoor relaxation and enjoyment.

Situated over one level, this home offers one double bedroom, a family bathroom with separate shower and free-standing bath and a large open-plan kitchen, living dining area complete with log burning stove.



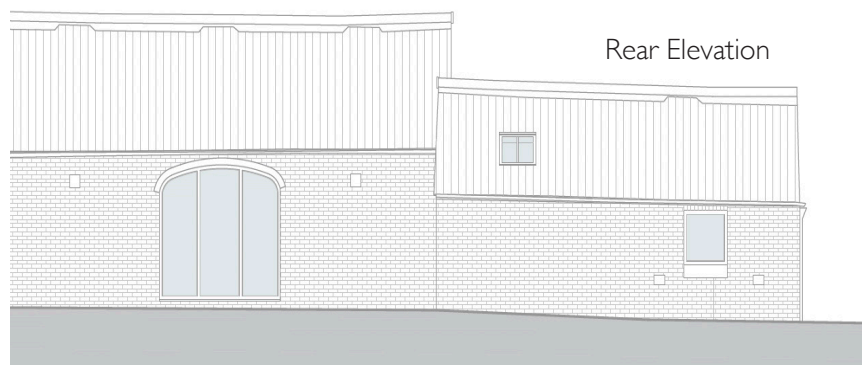
FLOOR PLANS



Front Elevation



Rear Elevation



KEY POINTS

- | | | | |
|------------------|---------------------------|-------------|----------------------|
| • Plot 1 | • Garden with rural views | • Phase 3 | • Open plan living |
| • Freehold | • Off Street Parking | • Bungalow | • High spec interior |
| • Converted Barn | • Character Property | • 1 bedroom | • Air-source heating |

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Introducing The Barn



Plot 2

TWO BEDROOM DETACHED HOME

The perfect blend of old and new, this two bedroom barn conversion sits at the entrance of High Farm Close. Designed to provide ample space for both comfortable living and efficient home office work, this property is sure to exceed your expectations. Filled with character, it offers breathtaking views of the picturesque East Yorkshire countryside from its charming garden, creating an idyllic setting for outdoor enjoyment.

The ground floor of this property boasts an expansive kitchen/dining area that serves as the heart of the home. In addition to this inviting space, you'll find a cozy lounge area, a convenient utility room, a thoughtfully designed study and a well-appointed w.c.

Spread over two floors, the mezzanine provides a sense of light and space. Two double bedrooms, with dual aspect views allows for ample storage and dressing space. The master bedroom benefits from an en-suite. The family bathroom can also be found on the first floor.

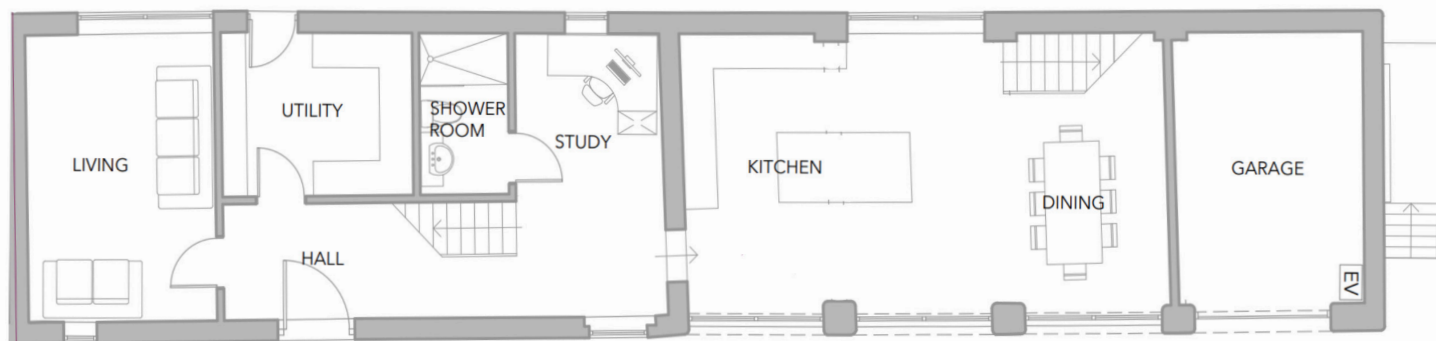


FLOOR PLANS

First Floor



Ground Floor



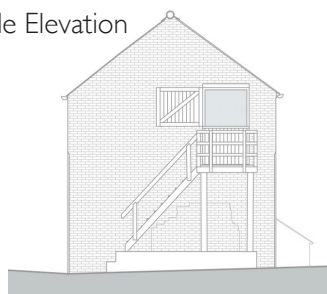
Rear Elevation



Front Elevation



Side Elevation



KEY POINTS

- | | | | |
|--------------------|---------------------------|-------------------|----------------------|
| • Plot 2 | • Garden with rural views | • Phase 3 | • Open plan living |
| • Freehold | • Off Street Parking | • Barn Conversion | • High spec interior |
| • Mezzanine layout | • Garage | • 2 bedrooms | • Air-source heating |

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Introducing

The Ryeland



Plot 3

FOUR BEDROOM DETACHED HOME

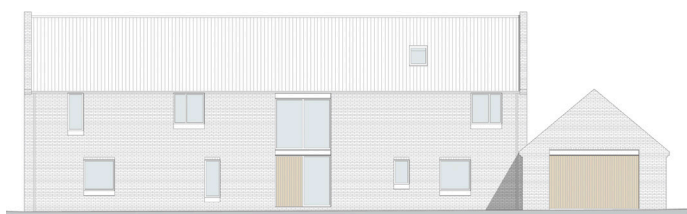
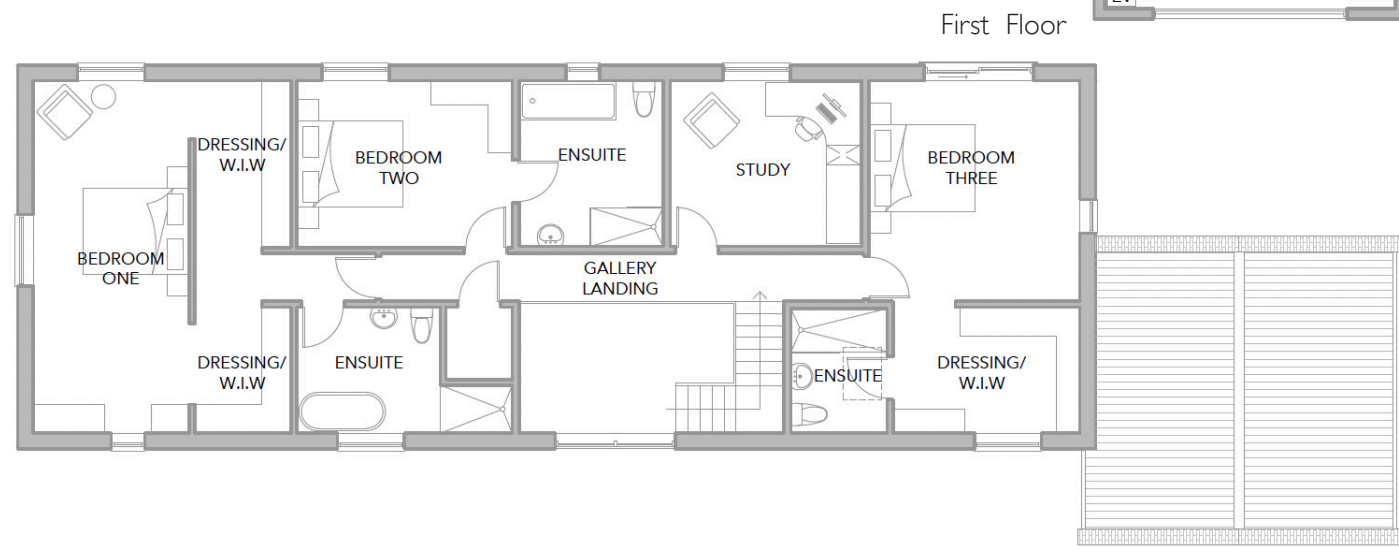
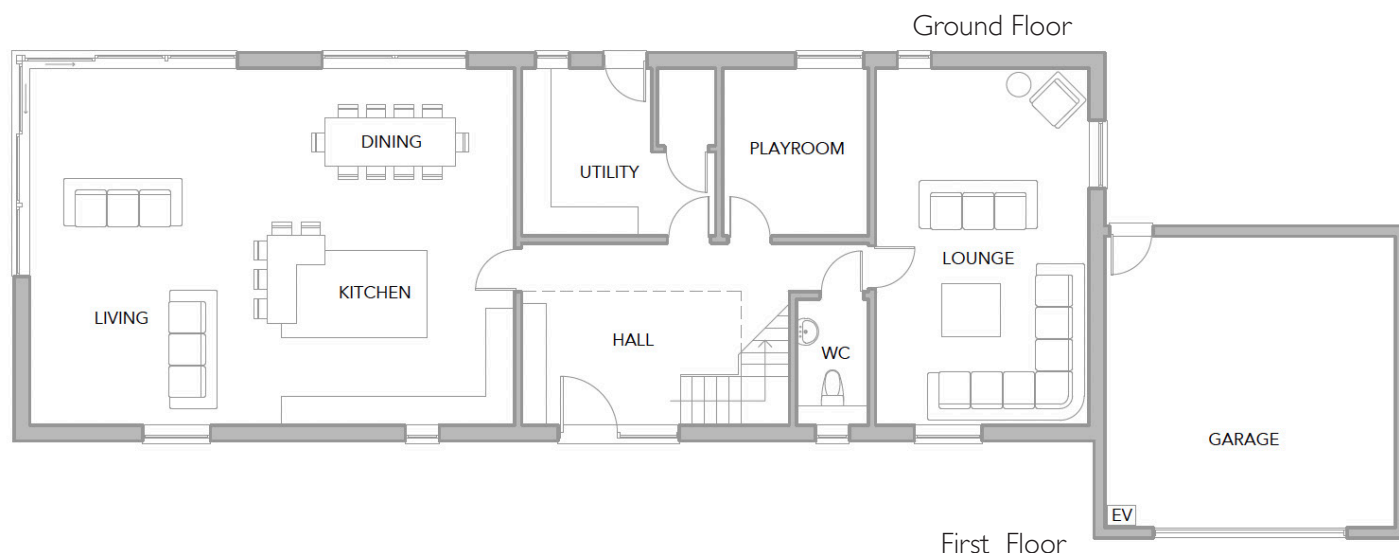
The largest of the properties, at almost 3,500 sqft, The Ryeland offers an abundance of downstairs living space, four generous bedrooms and a total of three bathrooms. Its position, in the top corner of the development with far reaching countryside views to the North and West provide a sense of light and space both within and without.

The ground floor comprises a Living/Dining/Kitchen occupying the entire west side of the house; with triple aspect windows and full-length glass panels to the north/west corner, the room is filled with light throughout the day. The remainder of the ground floor includes a generous sized utility, study, downstairs cloakroom and a large lounge complete with wood burner.

To the first floor are four generous sized bedrooms: two of which, including the Master, benefit from en-suite bathrooms. There is an additional Jack and Jill bathroom serving bedrooms two and three.



FLOOR PLANS



KEY POINTS

- | | | | |
|--------------|----------------------|---------------|----------------------|
| • Plot 3 | • South Facing | • Phase 1 | • Open plan living |
| • Freehold | • Off Street Parking | • 4 Bedrooms | • High spec interior |
| • 3,500 sqft | • Garage | • Corner plot | • Air-source heating |

Whilst these floor plans have been prepared with all due care for the convenience of the intending purchaser, the information contained herein is a preliminary guide only. CGI's are also indicative, external finishes and features may vary. Architect plans are available upon request.



Introducing The Swaledale



Plot 4

FOUR BEDROOM DETACHED HOME

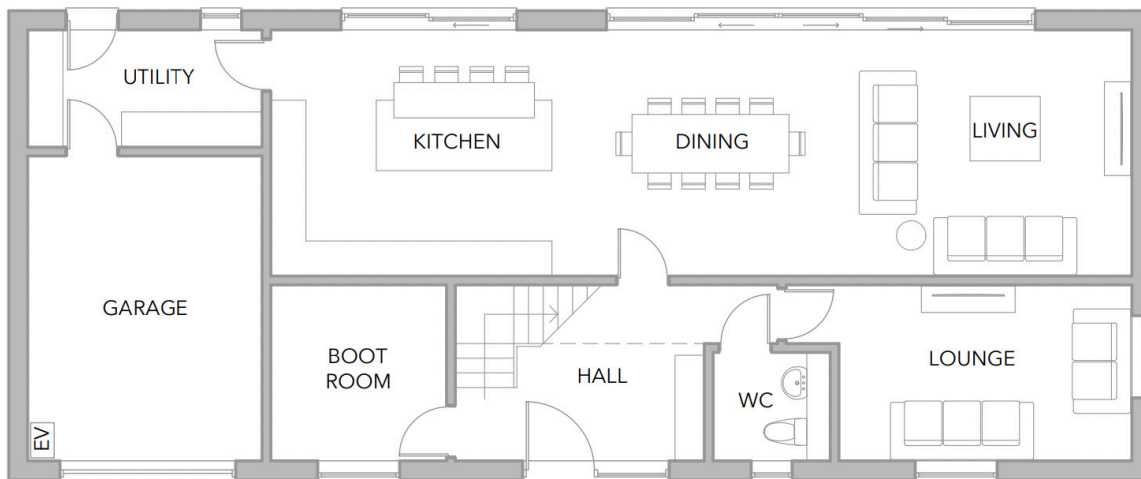
Located in the heart of the development, sandwiched between Plots 3 and 5, The Swaledale benefits from uninterrupted countryside views to the rear. This four-bedroomed house of almost 2,700sqft enjoys a south facing aspect to the front of the property.

On the ground floor; the front door opens into a large square entrance hall with a cloakroom to the right and a study to the left. A large Kitchen/Dining/Living Room runs along the rear of the property, along with the Utility room, and benefits from open countryside views. There is a separate, cosy lounge overlooking the front.

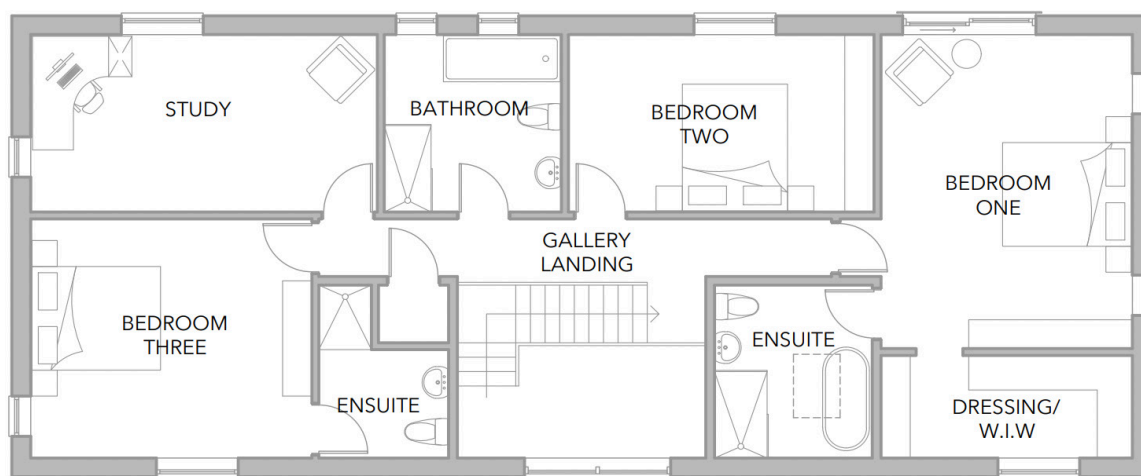
On the first floor are four, generous sized double bedrooms, two with en-suites. A Jack and Jill family bathroom sits between bedrooms 3 and 4. The master bedroom enjoys a large en-suite with separate bath and shower as well as a separate dressing area.



FLOOR PLANS



Ground Floor



First Floor

Front Elevation



Rear Elevation



KEY POINTS

- Plot 4
- Freehold
- 2,675sqft
- Garden with rural views
- Off Street Parking
- Garage
- Phase I
- 4 Bedrooms
- Bi-folding doors
- Open plan living
- High spec interior
- Air-source heating

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Introducing The Herdwick



Plot 5

THREE BEDROOM DETACHED HOME

Nestling in the far corner of the development with uninterrupted countryside views to the rear and a large living dining kitchen positioned to catch the morning sun, The Herdwick at almost 3000 sqft is large enough to provide spacious family living accommodation alongside a good-sized home office neatly tucked away from the main body of the house via a small lobby. Generous sized accommodation, surrounding gardens and ample parking at the head of the cul-de-sac ensure The Herdwick enjoys a prime position on this exclusive development.

The ground floor boasts a 15 m long Kitchen/Living/ Dining Room running the entire length of the rear of the house providing unbroken countryside views. In addition, the ground floor provides a separate lounge, a well-positioned home office, utility room and downstairs cloakroom.

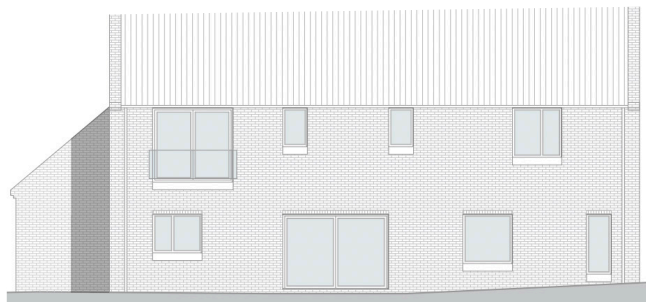
On the first floor, a sizeable Master Suite incorporates a walk-in dressing room and en-suite. Two additional bedrooms and a family bathroom, with separate bath and shower, are located off a spacious landing, notable for its double storey south-facing window which allows an abundance of natural light to flood the space.



FLOOR PLANS



Rear Elevation



Front Elevation



KEY POINTS

- | | | | |
|--------------|---------------------------|---------------|----------------------|
| • Plot 5 | • Garden with rural views | • Phase I | • Open plan living |
| • Freehold | • Off Street Parking | • Corner plot | • High spec interior |
| • 2,910 sqft | • Double Garage | • 3 bedrooms | • Air-source heating |

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Introducing The Cheviot



Plot 6

THREE BEDROOM DETACHED HOME

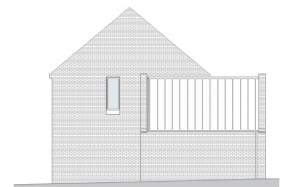
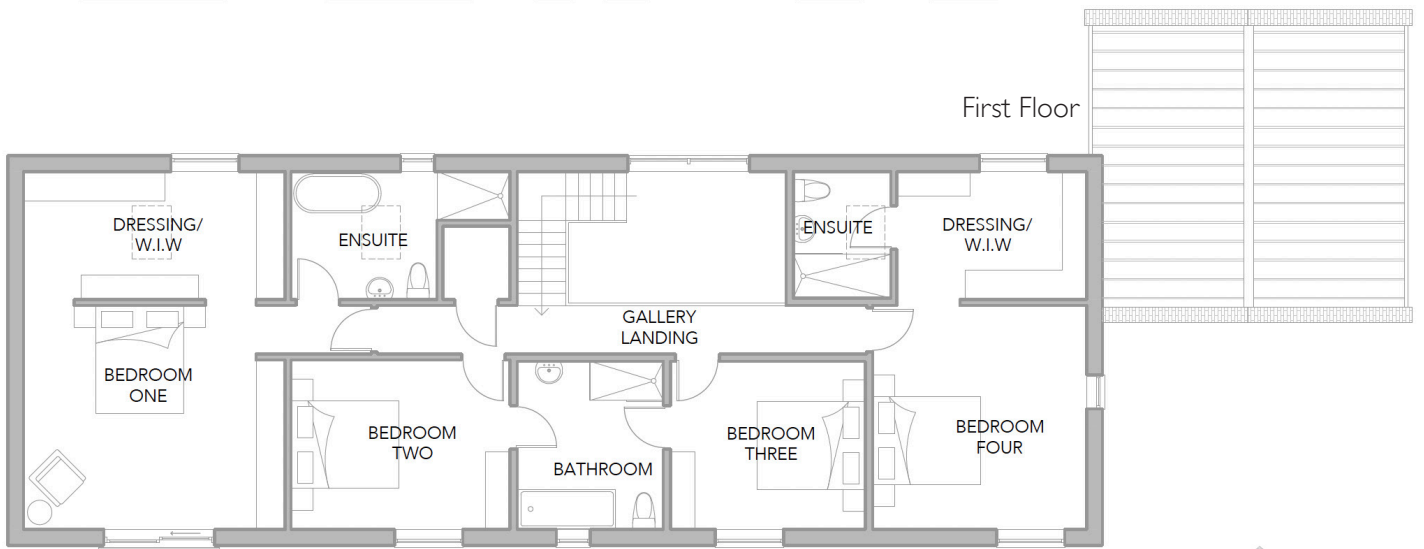
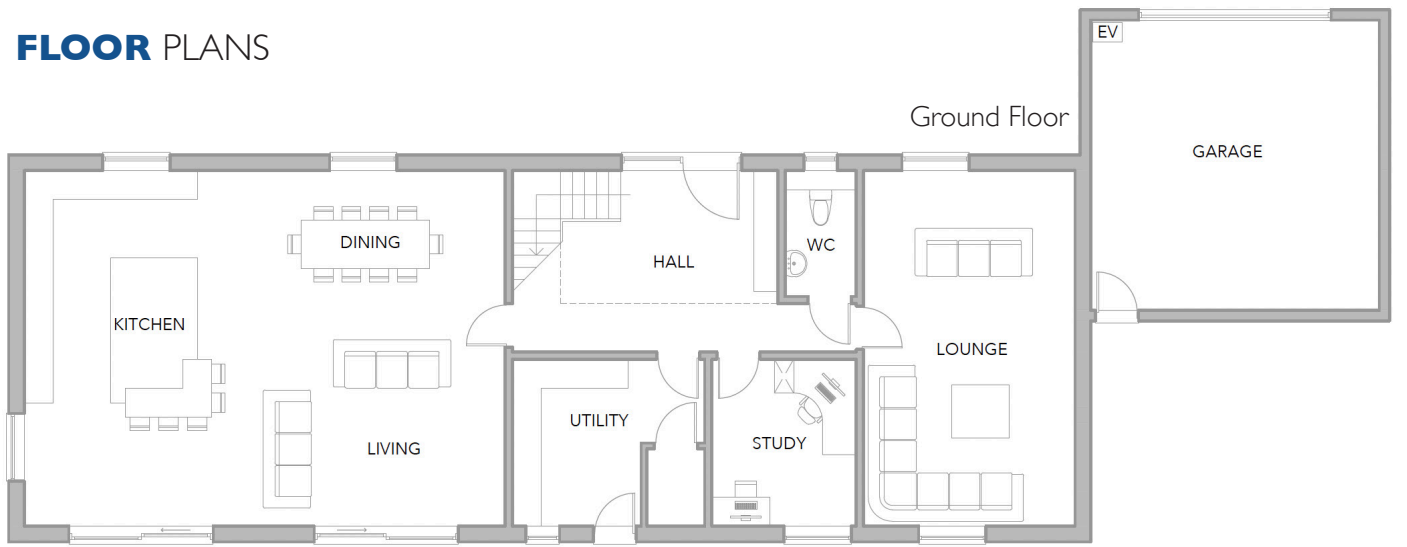
Tucked away in the bottom corner of the development, The Cheviot, benefits from a predominantly private, south-facing garden. There is a separate double garage off-set to the main house together with ample parking for a number of cars and with additional communal green space to the side.

The ground floor enjoys a large, square entrance hall flooded with light from the double height windows and a large Kitchen/Dining/Living space at the western end of the house enjoys a triple aspect with garden doors opening out onto the south facing garden. A large, double aspect lounge is situated at the opposite end of the ground floor and sandwiched between these two are a spacious study and generous utility as well as a conveniently located cloakroom off the main hallway.

On the first floor, the Master suite enjoys a luxurious bathroom with free-standing bath and separate double shower. Bedroom Two also benefits from its own en-suite and has the additional benefit of its own dressing room. A Jack and Jill family bathroom is situated between Bedrooms three and four.



FLOOR PLANS



KEY POINTS

- | | | | |
|--------------|-----------------------|---------------|----------------------|
| • Plot 6 | • South Facing Garden | • Phase 1 | • Open plan living |
| • Freehold | • Off Street Parking | • Corner plot | • High spec interior |
| • 2,910 sqft | • Double Garage | • 3 bedrooms | • Air-source heating |

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Introducing
The Corriedale



Plot 7

THREE BEDROOM DETACHED HOME

Experience the ultimate luxury in modern rural living within this extraordinary 3-bedroom home. Meticulously designed to offer both comfort and productivity, featuring an open plan kitchen/ dining area and a separate living room with cozy log burner, it goes above and beyond expectations. Tucked away in the serene East Yorkshire countryside, the entrance hall impresses with its double-story windows, flooding the space with natural light and delivering an undeniable wow factor. Embrace this flawless fusion of style and functionality.

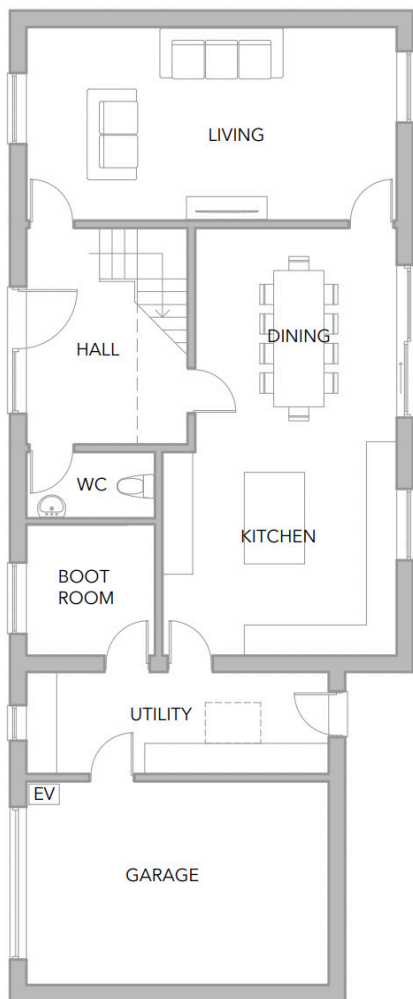
The ground floor of this property boasts an expansive kitchen/living area that serves as the heart of the home, with double doors out to the rear garden. A separate living-room with dual aspect windows is situated at the far side of the home. In-addition to this inviting space, you'll find a functional boot room and utility space which leads to the garage.

The property's first floor enjoys an impressive layout, featuring a family bathroom and three spacious bedrooms. One of these bedrooms comes equipped with an en-suite bathroom and a convenient dressing space. The hallway is particularly notable, thanks to its double-storey window that allows an abundance of natural light to flood the space.

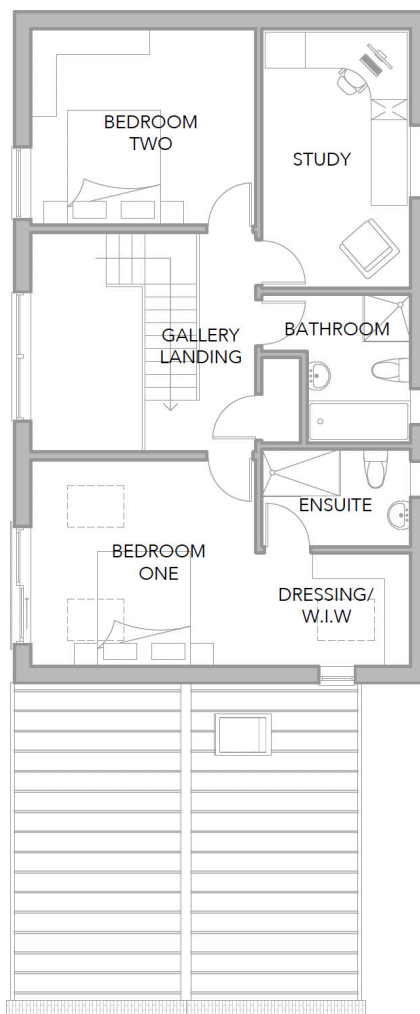


FLOOR PLANS

Ground Floor



First Floor



Front Elevation



Rear Elevation



KEY POINTS

- | | | | |
|--------------|-----------------------|-----------------|----------------------|
| • Plot 7 | • Front & Rear Garden | • Phase 2 | • Open plan living |
| • Freehold | • Off Street Parking | • Semi-detached | • High spec interior |
| • 2,290 sqft | • Garage | • 3 bedrooms | • Air-source heating |

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Introducing The Cotswold



Plot 8

TWO BEDROOM DETACHED HOME

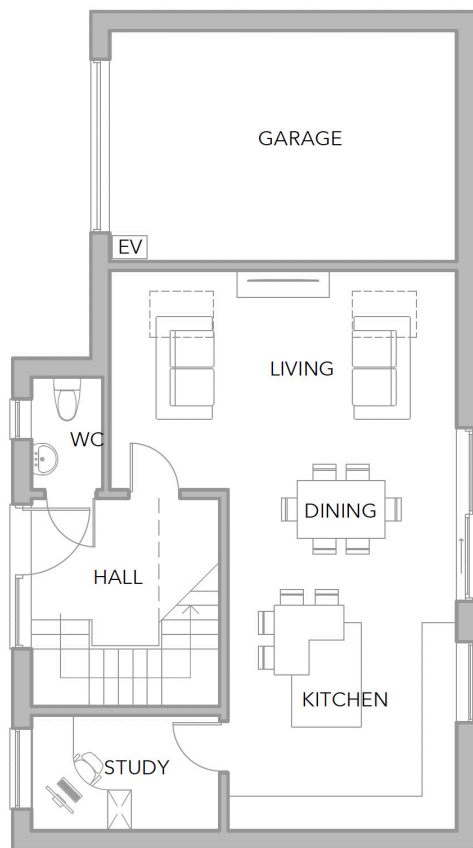
Discover the epitome of modern family living in this exceptional 2-bedroom home. Designed for comfort and productivity, with open plan living and dedicated study, it exceeds expectations. Nestled in East Yorkshire's countryside, the entrance hall boasts double-storey windows, providing an abundance of light and a guaranteed wow factor. Don't miss out on this perfect blend of style and functionality. Your dream first-home awaits.

The ground floor of this property boasts an expansive kitchen/living area that serves as the heart of the home, with double doors out to the rear garden. In-addition to this inviting space, you'll find a study and well-appointed w.c.

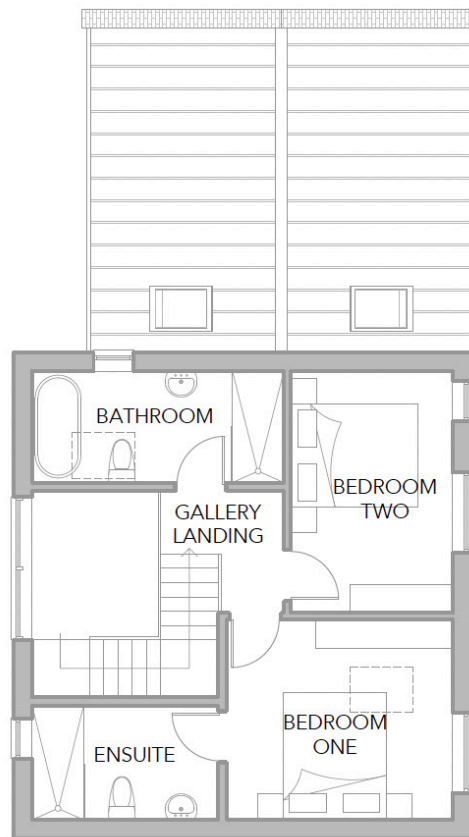
The property's first floor enjoys two double bedrooms which overlook the rear garden. Bedroom one also has the convenience of an ensuite complete with shower. The family bathroom is also found on this floor with seperate bath and shower.



FLOOR PLANS



Ground Floor



First Floor



Front Elevation



Rear Elevation

KEY POINTS

- | | | | |
|--------------|----------------------|-----------------------|----------------------|
| • Plot 8 | • Semi-detached | • Phase 2 | • Open plan living |
| • Freehold | • Off Street Parking | • Front & Rear Garden | • High spec interior |
| • 1,290 sqft | • Garage | • 2 bedrooms | • Air-source heating |

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Introducing

Kilham

East Yorkshire



Kilham is a picturesque village in the East Riding of Yorkshire, nestling in the heart of the Yorkshire Wolds. The village is known for its historic charm and rich heritage dating back to the 11th century, which is visible in the beautiful medieval church of All Saints.

Kilham has a strong sense of community, and its residents take great pride in their village, with a range of events and activities taking place throughout the year.

Complete with a school, shop, pub, petrol station and primary school, the village has a great range of local amenities. A regular bus route also runs through the village with the closest train station situated a short drive away in the town of Driffield. Surrounding the village, visitors can explore the rolling hills, lush green fields, and tranquil woodland.

Kilham is an idyllic location for those seeking a rural retreat, offering a perfect blend of history, natural beauty, and welcoming community spirit.

Embrace the rich history and heritage of Kilham, formally known as the capital of the wolds. High Farm, once dedicated to lambing, revealed its own historical significance as artifacts from the Iron Age were unearthed during the initial phase of construction.



City



Coast



Countryside



Town



