

A photograph of a two-story brick house with a tiled roof, a chimney, and a central front door. The house is surrounded by greenery and flowers. The image is framed by a white border.

Orchard House

HIGHFIELD CROFT, THORMANBY, NEAR EASINGWOLD YO61 4NN

LINLEY &
SIMPSON



Orchard House

Orchard House is set within Highfield Croft, a superb development of just five carefully designed properties set within the conveniently located village of Thormanby. Built to exceptionally high standards, this development offers an outstanding opportunity to own this impressive 4 bedroom family home within this charming village location.

The property will have a designer David Charles kitchen in a contemporary shaker style range that will fit seamlessly into the open plan kitchen living space, which boasts ample natural light and high specification throughout. With great lighting, clever storage and purposeful planning, the fitted kitchens include soft closing drawers, an electric oven, induction hob and integrated dishwasher. The large open plan living space further benefits from aluminium bi-fold doors to the patio and generous private garden.

This outstanding development, by Travis Developments, is designed to make the properties at Highfield Croft a superb place to live, whether you are a growing family or looking for a change of lifestyle to a more conveniently situated countryside location.

THORMANBY

Thormanby is an inviting, small village located close to Sessay, where the local primary school is situated, and Carlton Hustwaite, with superb far-reaching views of the Howardian Hill and The White Horse. The village also benefits from being equidistant between the market towns of Easingwold and Thirsk where there are an excellent range of amenities from the independent shops, boutiques, supermarkets, and leisure facilities.

Fantastic network links are a stone's throw away making it ideal for commuters with Thirsk station being just 6 miles away, which provides regular train services to York and Kings Cross, London. In addition, the village lies on the A19 which gives easy access to York or the nearby A1(M)



SPECIFICATION

KITCHEN

- Designer shaker style kitchen by David Charles
- Integrated Bosch appliances:
 - Side by side oven and combination microwave oven
 - Five ring induction hob
 - Two side by side tall integrated 70/30 fridge/freezers
 - Integrated dishwasher
- Soft close cabinet doors and drawers
- Marbled white quartz worktops and upstands with Franke undermount 1 ½ bowl
- Under wall unit lights
- Pendant lights
- Bifold doors

UTILITY / BOOT ROOM

- Fitted units with oak effect worktop
- Stainless steel sink and mixer tap
- Bespoke boot room storage with bench
- Recessed downlighters

HOUSE BATHROOM

- Contemporary white sanitary ware
- Vanity unit
- Single level basin mixer
- Mixer bath tap
- Recessed downlighters

EN SUITE AND WC TO PRINCIPAL BEDROOM

- Contemporary white sanitary ware
- Single lever basin mixer
- Vanity unit
- Tiling to shower area
- Thermostatic shower
- Recessed downlighters
- Towel rail
- Contemporary white sanitary ware
- Corner sink with mixer tap

EN SUITE TO BEDROOM 2

- Contemporary white sanitary ware
- Single lever basin mixer
- Tiling to shower area
- Thermostatic shower
- Towel rail
- Recessed downlighters



Please note images are for illustrative purposes only

BEDROOM 3 AND 4

- Built in wardrobes

HALL & LANDING

- Feature oak handrail

ELECTRICAL

- Openreach Ultra fast fibre optic connection
- Smoke detectors
- Front and rear external lights (dusk till dawn sensors)
- Power/light/water to double garage

DECORATION

- Emulsion to walls and white emulsion to ceilings
- Painted woodwork

EXTERNAL FEATURES

- Timber fencing to rear gardens
- Timber side gate to garden
- Gravel to driveway

GARDEN

- Front and rear garden turfed
- External tap to side

GENERAL

- Artsone sills and door surround
- UPVC sliding sash windows
- GRP composite front and rear doors
- Tile roofing to house and double garage
- Air source heat pump heating system
- Mains pressure hot water cylinder

WARRANTY

- 10 year warranty by Q Assure



*Note: Images are for illustrative purposes only to
indicate the quality and finish of the properties*



THE PROPERTY

This outstanding four bedroom family home offers exceptional living and entertaining space with the double fronted home featuring an impressive and well-proportioned sitting room, complete with a fireplace presenting itself as the main focal point, a study filled with natural light from the double doors through to the rear garden, a separate dining room and large utility room. Bi-fold doors to the open plan luxuriously designed breakfast kitchen floods the room with light and seamlessly allows the living space to blend with the outdoor patio.

To the first floor, you find the generously sized principal bedroom with en suite bathroom and separate cloakroom, a double guest bedroom with en suite shower room, two further double bedrooms and a lavish family house bathroom.

Externally, Orchard House sits within private landscaped gardens with plentiful off street parking and a detached garage.

DIMENSIONS	METRIC	IMPERIAL
Ground Floor		
Sitting Room	5.78 x 3.94	18'11" x 12'11"
Breakfast Kitchen	6.09 x 5.60	19'11" x 18'14"
Dining Room	3.81 x 3.49	12'5" x 11'5"
Study	3.69 x 2.88	12'1" x 9'5"
Utility	4.79 x 2.92 (max)	15'8" x 9'6"
First Floor		
Principal Bedroom	6.09 x 4.42 (min)	19'11" x 14'6"
Guest Bedroom	3.78 x 3.27	12'4" x 10'8"
Bedroom 3	4.03 x 3.68 (max)	13'2" x 12'0"
Bedroom 4	4.03 x 3.68 (max)	13'2" x 12'0"
Total	218.22sqm	2,354 sqft

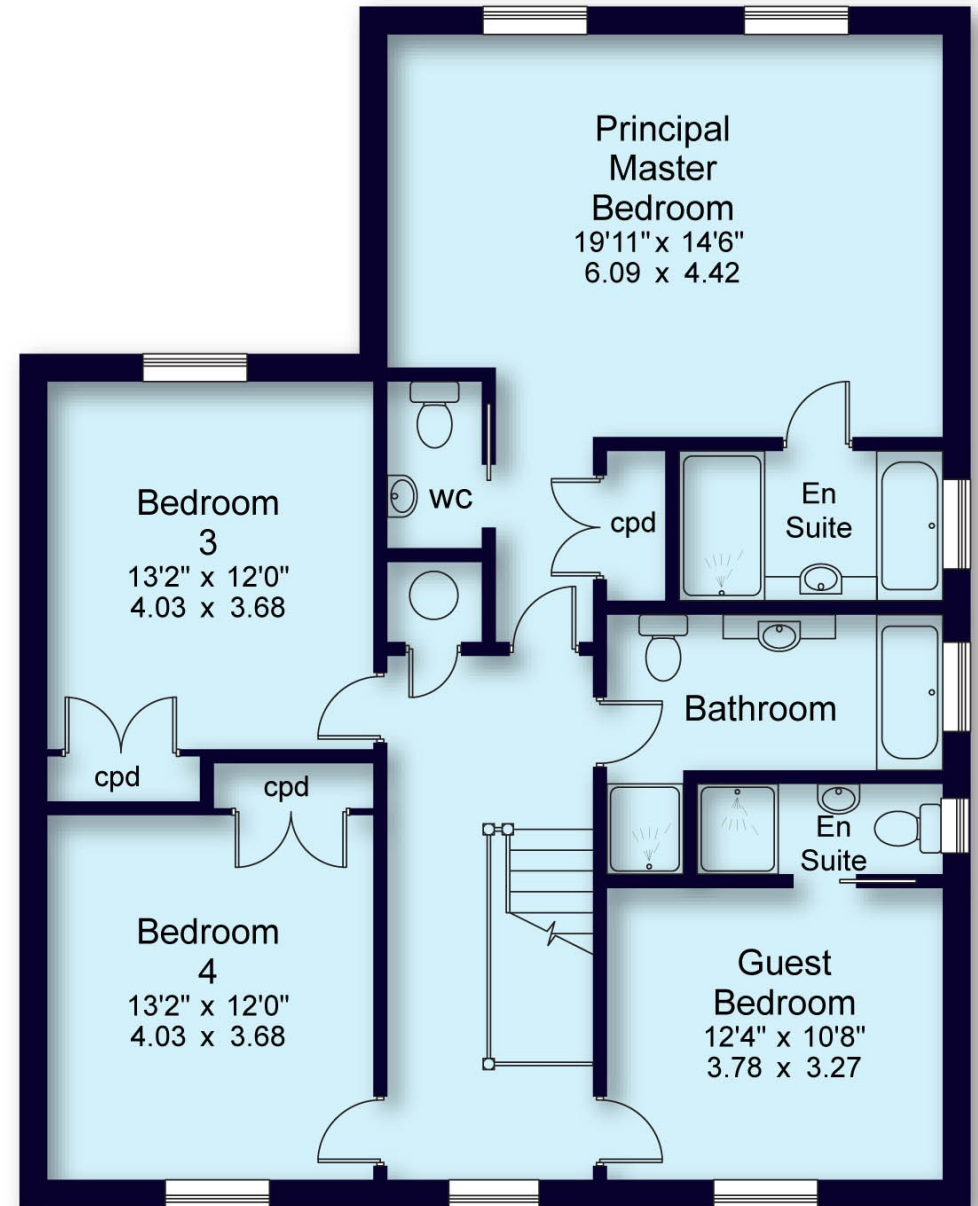
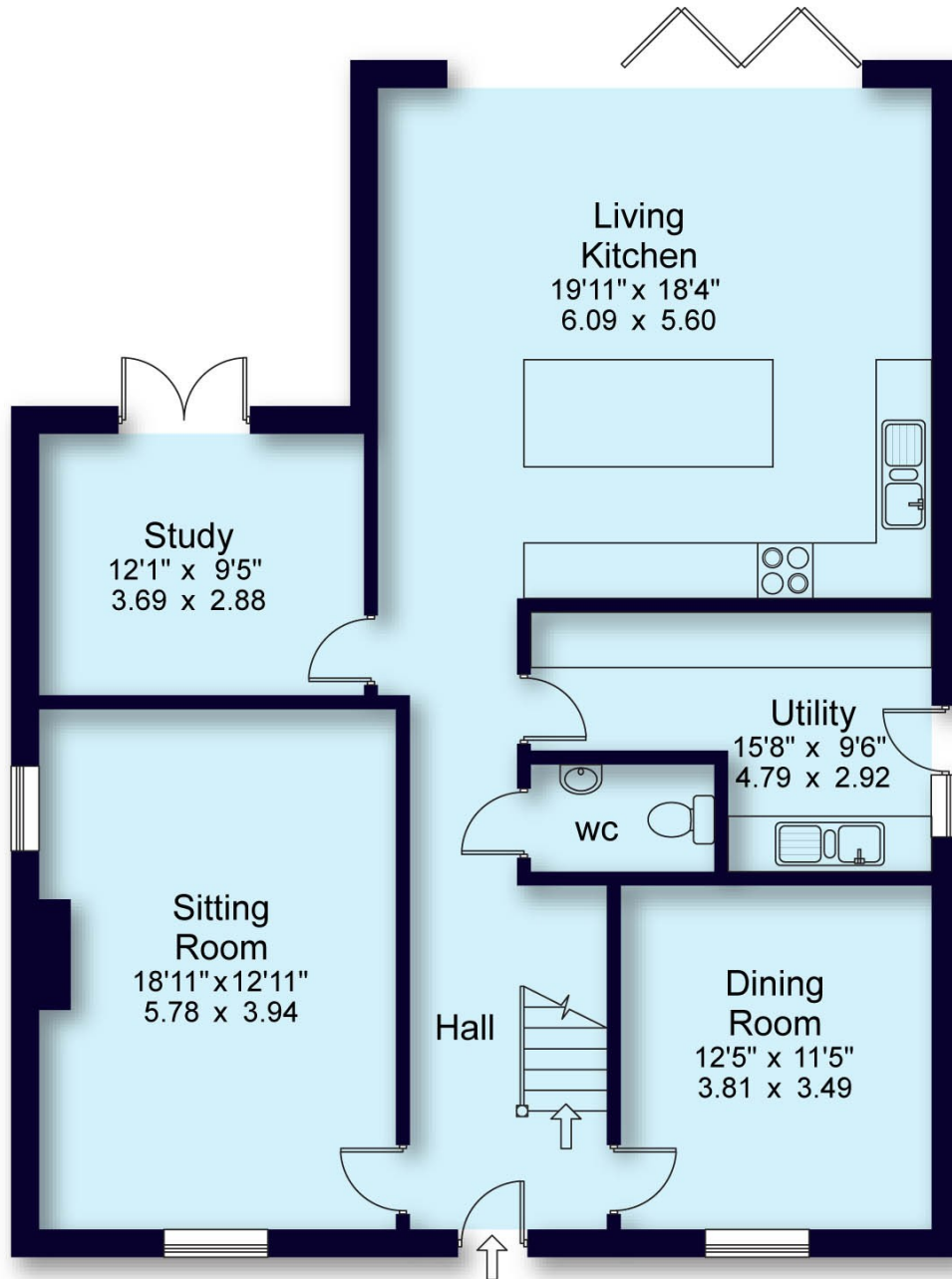
**Note all dimensions are subject to minor amendments and should not be fully relied upon*





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Approx Gross Floor Area = 2354 Sq. Feet
= 218.22 Sq. Metres



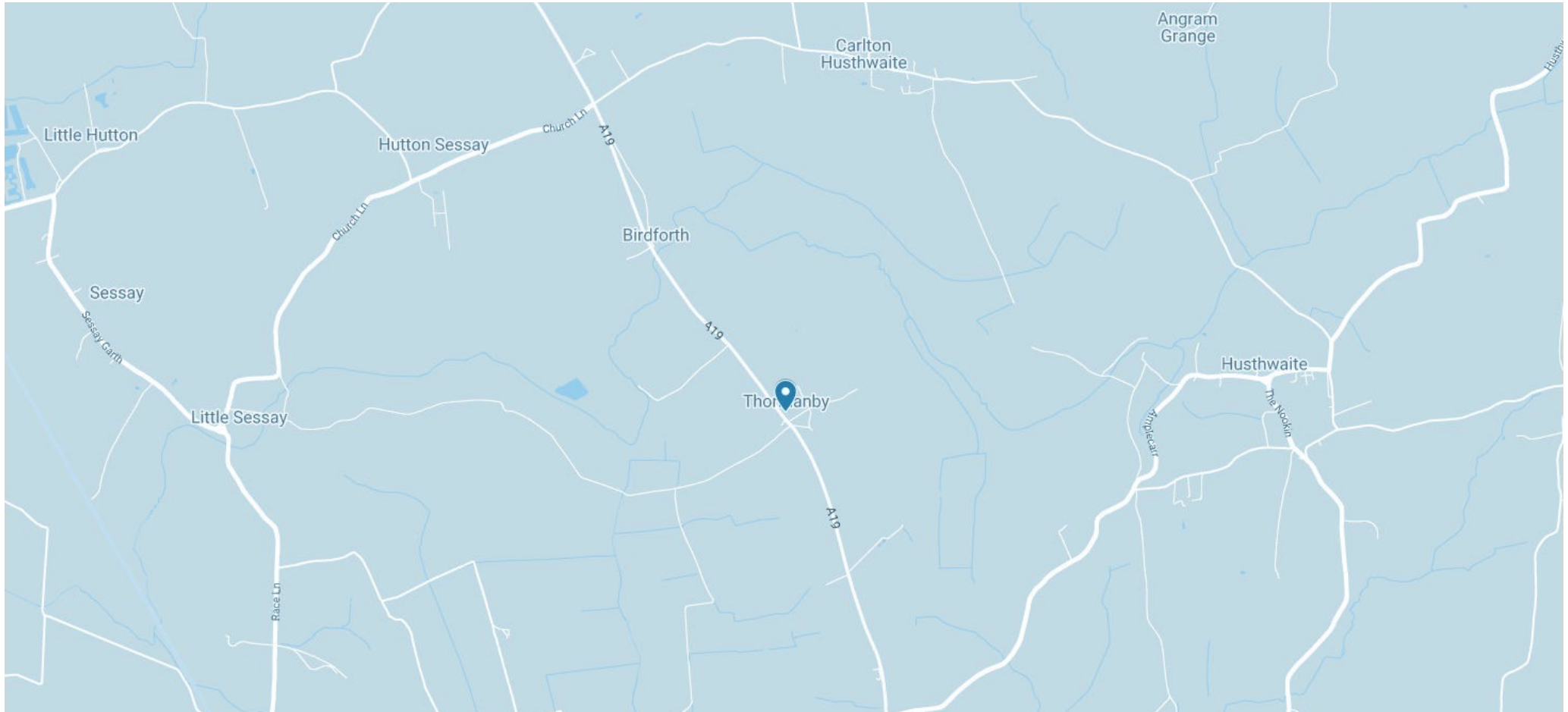
Ground Floor

First Floor

For illustrative purposes only. Not to scale.

MAP & DIRECTIONS

From the A1(M) (north or southbound), take the A168 exit towards the A19/Thirsk and continue for approximately 7.6 miles until the road sign for Thirsk/Scarborough/York, just before the slip road to take the A170. Take the slip road until you get to the roundabout and then take the fourth exit onto York Road/A19. Continue to follow the A19 for approximately 5.5 miles until you reach the village of Thormanby, then take a left turn onto Wentworth Avenue and the site entrance is immediately to your right.



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