

VINERIES FARMSTEAD

BOROUGHBRIDGE

THE VINERIES FARMSTEAD BOROUGHBIDGE



ABOUT BRIGANTIA

A very warm welcome from Brigantia Homes.

At Brigantia we choose to develop only small sites in prime locations across North Yorkshire, building high specification homes in traditional styles. Our architects know how important it is to make the most of the setting, and to create a sense of place that says 'welcome home' to you and yours. Individuality is the watchword, the Brigantia home you buy is always a one-off, no two homes are ever alike. Being a local, hands-on company allows us to focus on what you, our clients, tell us really matters - quality design, quality workmanship, and excellent customer service. The company's three directors have over 100 years combined experience between them - we own and manage the business personally to take care of your needs.

High quality workmanship is assured with local suppliers and experienced tradespeople taking pride in their work - so when you move in you can simply focus on making your new home your very own. And for your peace of mind every Brigantia home comes with a 10-year insurance-backed guarantee.

Whatever your lifestyle demands, we hope you will find a Brigantia home to make your own - for our part we would love to build the home you always dreamed of!

AN INTRODUCTION TO THE SITE

Vineries Farmstead is an unrivalled development offering five detached homes of character, within the delightful and picturesque town of Boroughbridge. The four and five bedroom homes sit just off the old London coaching road a short walk from the centre of Boroughbridge, an idyllic location in a quiet residential setting, yet with the bustling high street only minutes away.

The site is steeped in history too, from the archaeological excavations revealing finds from the late Iron Age and Roman periods to the old glasshouses used to cultivate vines during the

mid-20th Century. A gesture to the heritage of Vineries Farmstead has been made in the naming of the development but also in the design of the homes, which recreates an old farmstead setting of brick and oak clad barns, oak framed outbuildings and an old farmhouse, to be named Kiln House.

These substantial family homes exude character and quality in their design and specification, and offer ample space for the whole family, for relaxation and entertaining, for working from home and for enjoying all the benefits of a charming and historic market town.



BOROUGHBRIDGE

Well situated between the stunning scenery of the North York Moors and the Yorkshire Dales, the market town of Boroughbridge has a rich and established heritage, dating back to an original Roman garrison at the river crossing, where the town established as a central hub of the region for over 1,000 years.

The charming town centre and it's thriving high street offers a range of excellent facilities, such as independent cafés, shops, bars and restaurants all whilst being surrounded by charming countryside. Boroughbridge also offers a wide range of community events, including the annual Aldborough music festival, the agricultural show, various local produce markets and fairs, and a wealth of nearby heritage attractions including Newby Hall, Fountains Abbey, Beningborough Hall and Ripley Castle.

A superb variety of schools are available locally, including Queen Elthelburga's College and Ripon Grammar School and transport links include the nearby A1(M), providing quick access to the equidistant cities of Edinburgh and London, together with mainline rail services from nearby York 17 miles and Harrogate 11 miles. For those travelling further afield, there are both domestic and international flights from Leeds Bradford International Airport less than an hour's drive away.

Boroughbridge has a little of something for everyone.





River Ure ©Charlotte Gale

SPECIFICATIONS

Attention to detail helps give a home that personal touch and sets it apart. At Brigantia Homes we take pride in our work and only use quality products, local suppliers and tradespeople who care as much about quality as we do.



KITCHEN

Sumptuous and stylish designer kitchens by David Charles come fully fitted, planned for ease of use and with a host of integrated Neff appliances including:

- Integrated oven with 'slide and hide' door
- Integrated combination microwave oven
- Five ring gas hob
- Warming drawer
- Tall integrated 70/30 fridge/freezer
- Integrated dishwasher

The cabinets have soft close doors and drawers, in either painted Shaker pattern or handleless gloss finish, and are complete with below wall unit lighting. Worktops and upstands are marbled white quartz with Franke undermount 1½ bowl stainless steel sink. Floors are laid in large format tiles or luxury vinyl.

UTILITY

Cabinetry to match the kitchen with worktops and upstands in an oak pattern laminate, complete with Franke stainless steel inset single bowl sink and flooring to match the kitchen.

BATHROOMS AND EN SUITE SHOWERS

Bathrooms are carefully designed to achieve space, clean lines, and ease of use, with vanity storage units and shelving included. Sanitaryware is from the Concept Air collection, with its sleek and slim design.

Built-in baths have a shower baton and wall-mounted controls, whilst freestanding baths have rim mounted bath/shower mixer taps. Feature walk-in showers have frameless glass screens, and dual rain shower/flexi-hose showerheads with thermostatic controls. Basins and integrated vanity storage units are wall mounted. Large format tiles are laid to floors, and all walls to mid-height, with full height around showers, complete with underfloor heating which has programmable controls, towel rails are in chrome, with dual fuel for summer use.



GROUND FLOOR CLOAKROOMS

The WC is wall mounted, as is the wash basin vanity storage unit, with the floors finished in large format tiles with underfloor heating. Sensors operate the recessed downlighters.

HOME OFFICE

For Homebuyers who choose to work from home:

- Pre-wired for ultrafast broadband, with fibre optic cable connections to the house
- Power, internet and water connections pre-laid to a suitable garden location for homebuyers who may wish to erect a freestanding office
- The roof space above timber cart lodges is designed for ease of conversion to a potential office, or otherwise may offer very generous storage/additional family space



ELECTRICAL/COMMS SYSTEMS

Full lighting and power installation with brushed steel sockets and switches, and LED lighting for energy efficiency. Kitchen and bathrooms have recessed downlighters.

- Media hub installed with network points and TV sockets connected to central network switch and aerial in the roof space, with amplifier if required
- Pre-wired for telephone/internet and SKY/satellite connections
- External lights to front and rear, and an external power socket serving the rear garden
- Power and lighting provided to cart lodges including EV charging points
- Zoned intruder alarm systems fitted, with keypad and remote access app, plus CCTV system with digital recorder, internet connectivity and vandal resistant dome cameras

HEATING SYSTEMS

High efficiency gas fired Viessmann boilers provide hot water and heating. To ensure comfort, underfloor zoned heating is installed to all ground floor areas, with individual programmable thermostatic controls, and at first floor radiators with thermostatic and Nest 'smart' controls.

INTERNAL WOODWORK AND DECORATION

Staircases are constructed in solid oak strings, newel posts and handrails, with matching internal doors in oak veneer with handles in brushed stainless steel. Deep traditional skirtings with matching architraves. Walls, ceilings, skirtings and door surrounds are decorated in neutral colours, whilst oak fittings are clear varnished.



BUILDING FABRIC

Natural materials are used, with external walls in carefully selected brick and roof coverings in natural clay pantiles or slates. Internally we use timber frames, made in a controlled environment, quality assured, factory checked and sustainable. High levels of insulation are fitted in the floors, walls and roofs to minimise energy use. Windows are in woodgrain finish UPVC and 'A' rated for energy efficiency. External doors are solid composite construction with a woodgrain finish and bi-fold doors are in aluminium.

EXTERNAL

Cart lodges for parking, are constructed in oak frames, supporting 'attic trusses' with natural slate roofs, and offering potential space for future conversion (except Hayloft Barn, where covered parking is part of the house). Driveways and paths are surfaced in a combination of block pavements, stone paving and gravel to suit locations, and gardens are turfed to front and rear. External taps are installed for garden use.

WARRANTY

The homes benefit from a Checkmate insurance-backed 10-year warranty against structural defects provided on completion. For further details, please ask.

EARLY BIRD RESERVATIONS

Homebuyers may select from a range of finishes for kitchens, flooring, tiling and decorations with proceedable Early Bird reservations.

SITE LAYOUT





THE OLD DAIRY



LONG BARN



KILN HOUSE



THE OLD FURNACE



HAYLOFT BARN

KILN HOUSE THE VINERIES FARMSTEAD

Kiln House, a homely five-bedroom detached property offers expansive living space in a period farmhouse design, with its clay pantile roofs and sliding sash windows.

The generous ground floor living space is flooded with light, where the hub of the home is the family room, having full width bi-fold doors to the gardens each side, and which opens to the dining area and kitchen, offering great flexibility for entertaining and relaxation.

The farmhouse kitchen cum dining room has ample space for formal dining, and the generously equipped kitchen features a large island unit with hob and breakfast bar plus eye level ovens. Across the hallway is a separate sitting room featuring dual aspect windows with a fireplace working as a central focal point to the more formal living area. The cloakroom in the entrance hall, and utility room off the kitchen complete the ground floor.

To the first floor is the impressive master bedroom with walk-in dressing room and en suite shower room, a guest bedroom also with en suite and two further double bedrooms. A single fifth bedroom provides flexibility for potential home working in privacy, and the family house bathroom offers both a bath and shower.

Externally Kiln House benefits from two car spaces in the slate roofed, oak frame cart lodge complete with EV charging point and further parking in front. The cart lodge also offers potential to convert

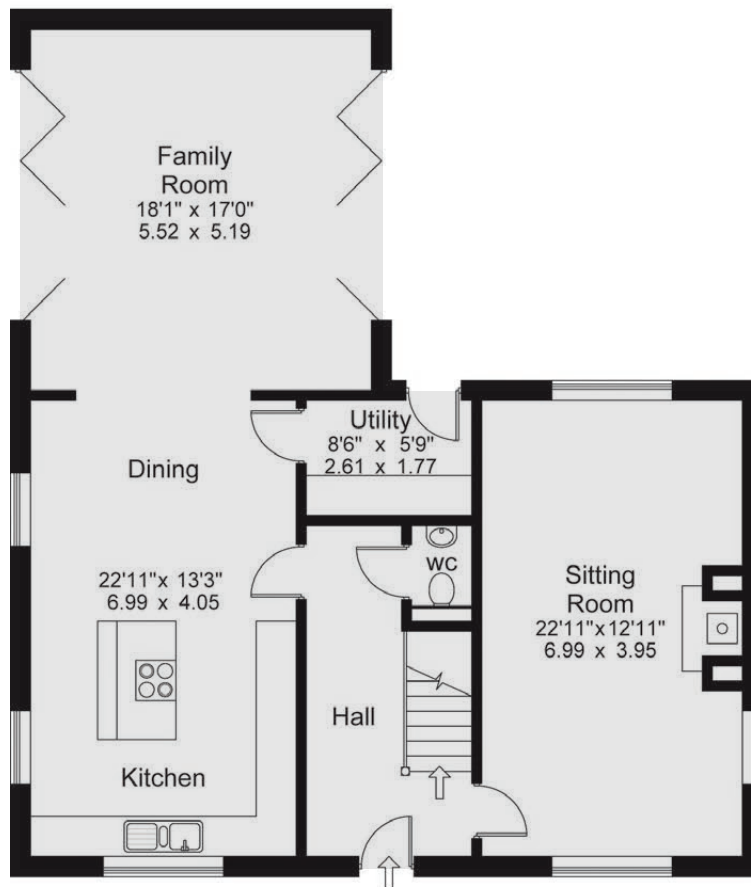


the roof space above for home office use. The hedged front garden wraps around the side of the property providing flexible outdoor space, and further privacy is offered to the rear of the house in a small informal walled courtyard.

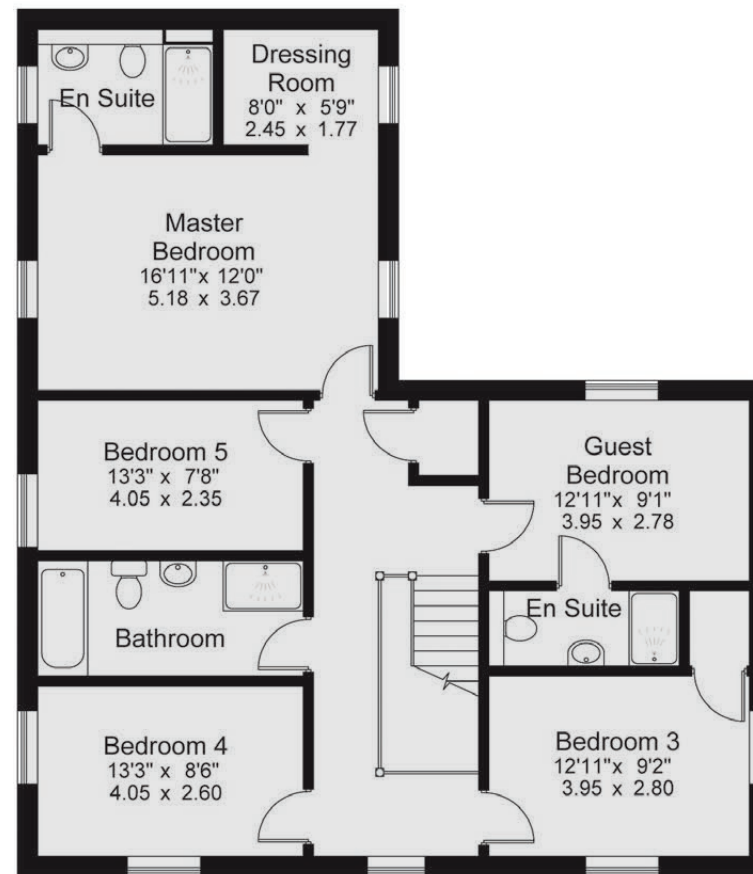
Looking very much its part as an old farmhouse, Kiln House sits commandingly at the entrance to Vineries Farmstead and offers an exceptional quality of life.



Approx Gross Floor Area
2,238 SQFT / 208 SQM



Ground Floor



First Floor

LONG BARN THE VINERIES FARMSTEAD

Long Barn is a very distinctive four-bedroom home, a long and low building in rustic brick, designed as a converted barn, but with all the benefits of a new home, offering substantial space and built to exacting standards.

The light and spacious central hallway features a glazed entrance screen that fills the outside wall and takes you through to a dual aspect sitting room with large windows to the front and rear of the property.

To the left of the entrance hall is the generously equipped open plan breakfast kitchen and dining room. This is a stunning space featuring bi-fold doors to the rear private landscaped garden, a raised ceiling, and Velux roof windows, allowing ample natural light to fill what will undoubtedly become the heart of the home. An additional reception room offers ample space as a large family room, with French doors also leading out to the rear garden. A separate utility from the kitchen, and cloakroom in the hall, complete the ground floor.

The spacious character of the ground floor continues at first floor in the master bedroom which boasts an outlook on three sides, with en suite shower room and separate dressing area. There is also a guest bedroom with en suite shower room, two further double bedrooms and a family house bathroom featuring a freestanding bath.

Outside, the rear garden offers plenty of space for relaxation and is bounded partly with a mature hedgerow.

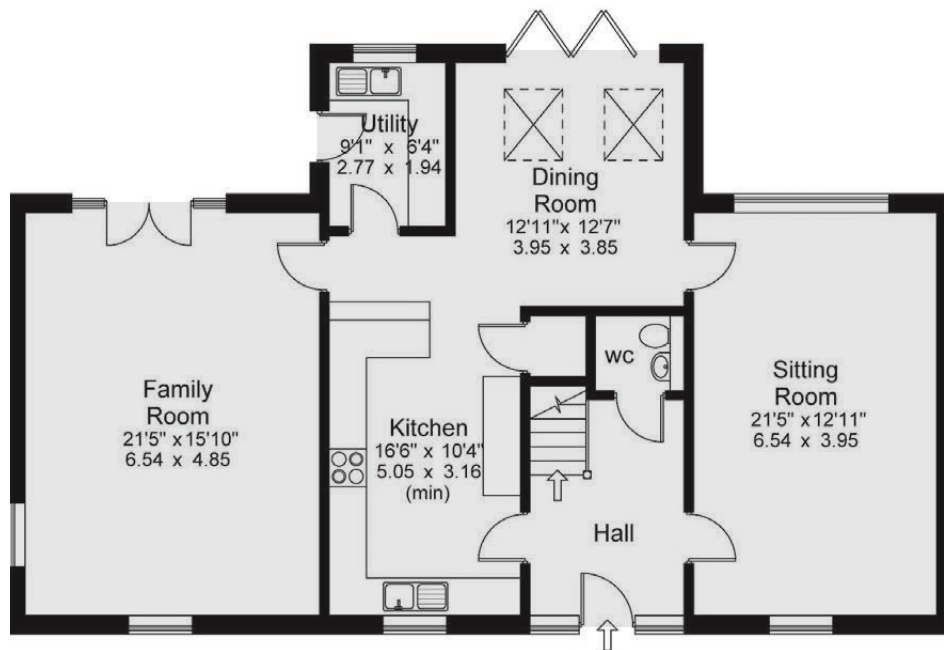


The driveway offers parking, and there is a traditional slate roofed, oak frame cart lodge with space for two cars and an EV charging point. The cart lodge also offers potential to convert the roof space above for home office use.

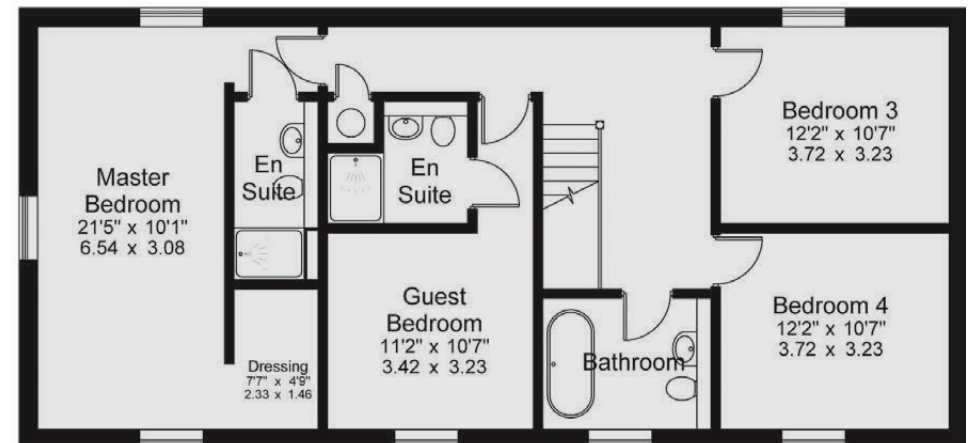
Long Barn offers so much, by way of its generous spaces, its rustic charm and the high specification of fixtures and fittings.



Approx Gross Floor Area
2,238 SQFT / 208 SQM



Ground Floor



First Floor

THE OLD DAIRY THE VINERIES FARMSTEAD

A five-bedroom home, the Old Dairy sits at the head of the courtyard, built in rustic brick, with a welcoming front entrance that oozes character sitting beneath an oak beam.

This sumptuous home features a skilfully appointed open plan breakfast kitchen with additional family living space, forming the heart of the home. The kitchen area has a large island complete with hob and breakfast bar, and eye level ovens. This amazing space has a vaulted ceiling over the family area with a glazed wall, creating natural light to fill all corners of the room. The lower glazed area is fitted with bi-fold doors allowing for a seamless transition to the private landscaped garden from the living space.

A dual aspect sitting room is found to the front of the property for more formal living space, along with a separate dining room for entertaining. A utility room off the kitchen and cloakroom in the hall complete the ground floor.

A traditional dog-legged staircase takes you to the first floor landing to the master bedroom and guest bedroom, both with en suite shower rooms. The family house bathroom, sitting under the eaves with a Velux roof window, has a freestanding bath and separate shower. Two further double bedrooms, and a fifth bedroom with space for a single bed complete the first-floor accommodation.

Externally the property has the benefit of a rear wraparound garden providing ample outdoor space.

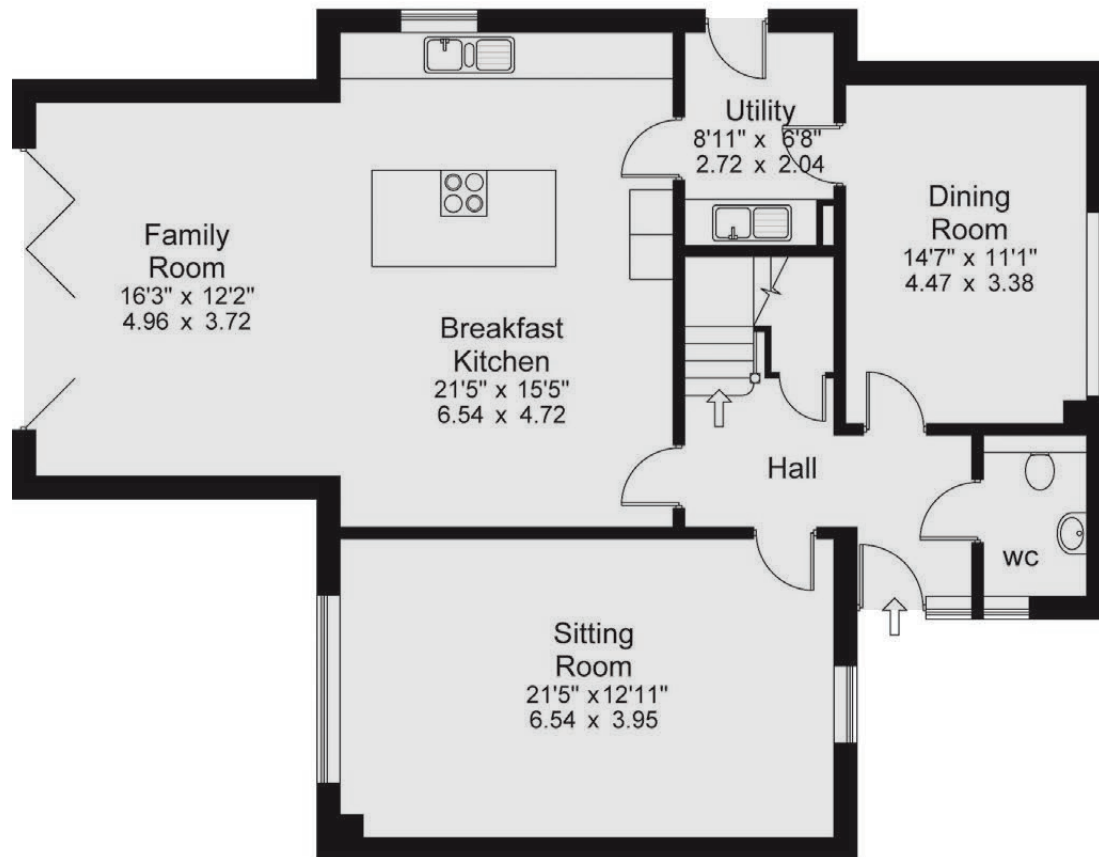


The driveway offers parking and there is a traditional slate roofed, oak frame cart lodge for two cars and an EV charging point. The cart lodge also offers potential to convert the roof space above for home office use.

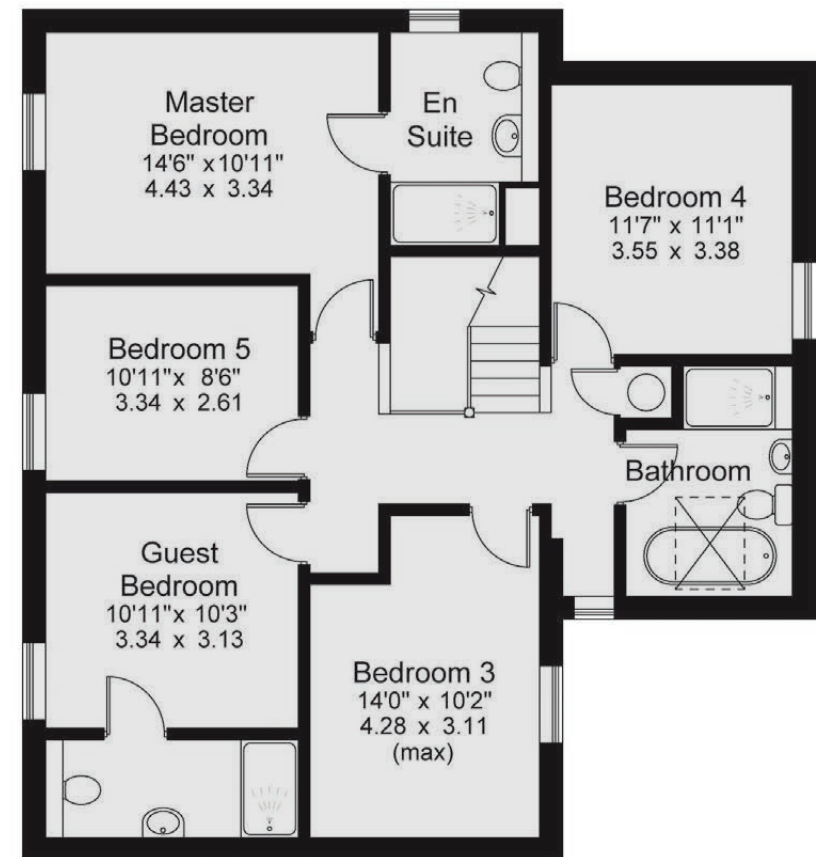
The Old Dairy is a property with character in spades, and the space and specification to match.



Approx Gross Floor Area
2,195 SQFT / 204 SQM



Ground Floor



First Floor

THE OLD FURNACE THE VINERIES FARMSTEAD

This very spacious and appealing five-bedroom home, with its rustic brick, and its external oak beams and cladding looks every bit The Old Furnace.

The main entrance welcomes you to the generous L shaped hallway, with its traditional dogleg oak staircase, and opening onto all the principal rooms. The centre of home life will undoubtedly be the generous dining kitchen and adjoining family space, extending out into the back garden with full width bi-fold doors. The designer kitchen features an island mounted hob, plus a breakfast bar and eye level ovens, whilst the family area has a stunning vaulted ceiling, with an equally-impressive glazed wall above the bi-fold doors, flooding the area with natural light.

For more formal entertaining there is a living room with dual aspect windows and a large dining room which could make an indulgent home office as an alternative. The separate utility room off the kitchen, and cloakroom in the hall, complete the ground floor.

Upstairs are five bedrooms and the house bathroom. The master bedroom has its own en suite shower room, as has the guest bedroom, whilst the house bathroom sits under the eaves with a Velux window, and has a freestanding bath and separate shower. There are two further double bedrooms and a single bedroom, for possible use as a study.

Outside, the private rear garden has plenty of space for relaxation. The driveway offers parking and there is a traditional slate roofed oak frame

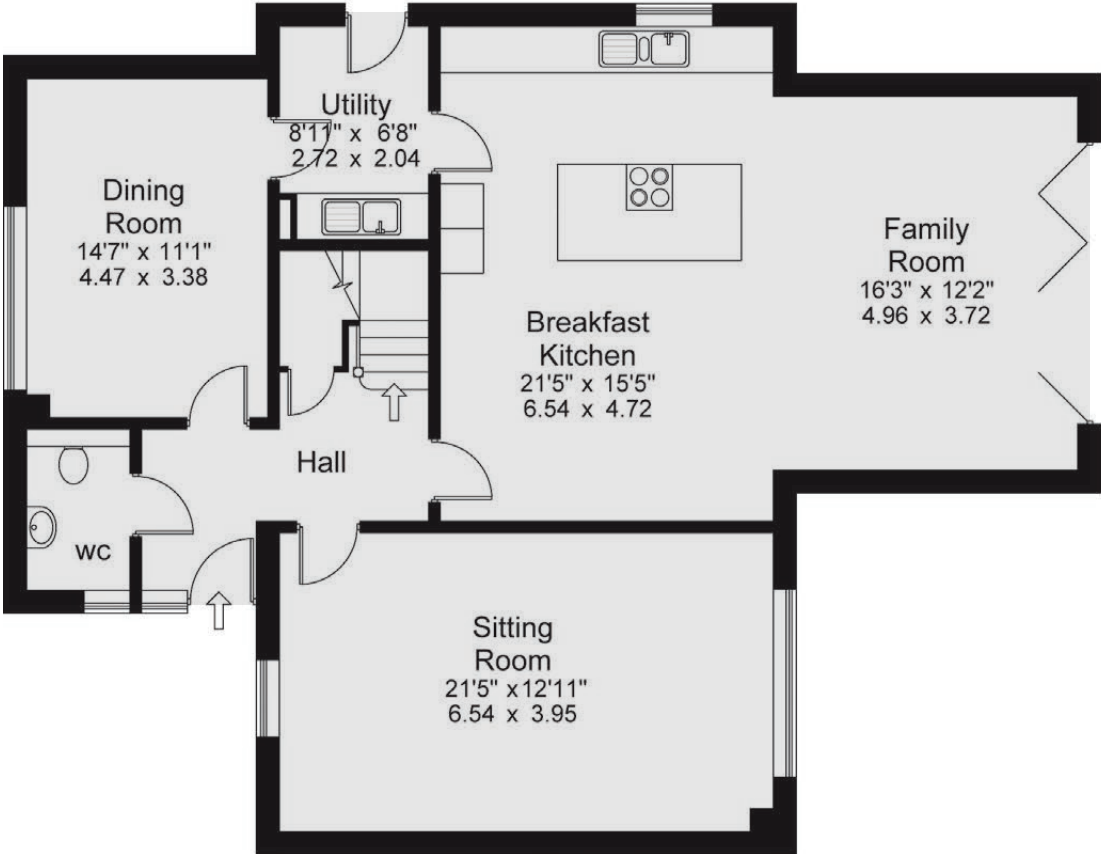


cart lodge for two cars and an EV charging point. The cart lodge also offers potential to convert the roof space above for home office use.

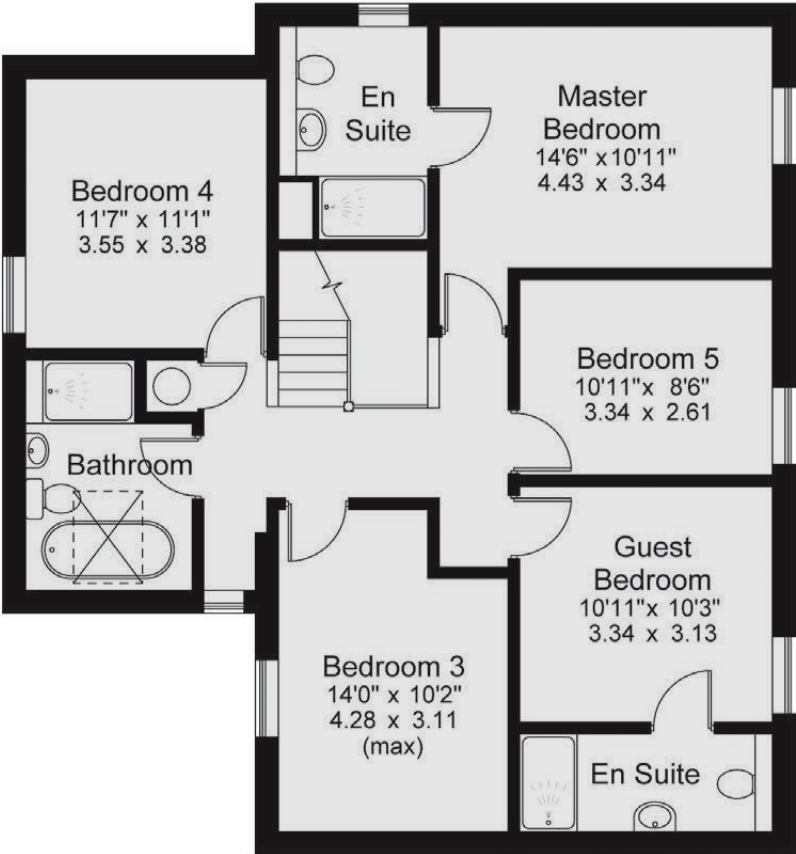
The Old Furnace is sure to appeal to buyers seeking a very individual property of immense character.



Approx Gross Floor Area
2,195 SQFT / 204 SQM



Ground Floor



First Floor

HAYLOFT BARN THE VINERIES FARMSTEAD

Hayloft Barn is a charming four-bedroom home, designed as a converted barn, complete with rustic brick, external oak beams and cladding. Internally the design meets today's need for large, informal living spaces that open to the gardens.

The main entrance features storey height glazing inviting you to the generous central hallway with its oak staircase. To the left is the spacious open plan kitchen cum dining room, extending out into the back garden, with bi-fold doors, and Velux roof windows allowing natural light to fill the heart of the home. The designer kitchen offers a breakfast bar and eye level ovens with its high specification Neff appliances.

On the other side of the hall the living room is perfect both for the family and for entertaining, with an entrance directly to the dining room, and French doors opening to the rear garden. The cloakroom is also in the entrance hall and a generous utility room completes the ground floor.

Upstairs, the sumptuous master suite has en suite shower room and separate dressing area, whilst the guest bedroom also has an en suite. There are two further double bedrooms, and a house bathroom with freestanding bath.

Externally there are gardens to front and rear offering plenty of space for relaxation.

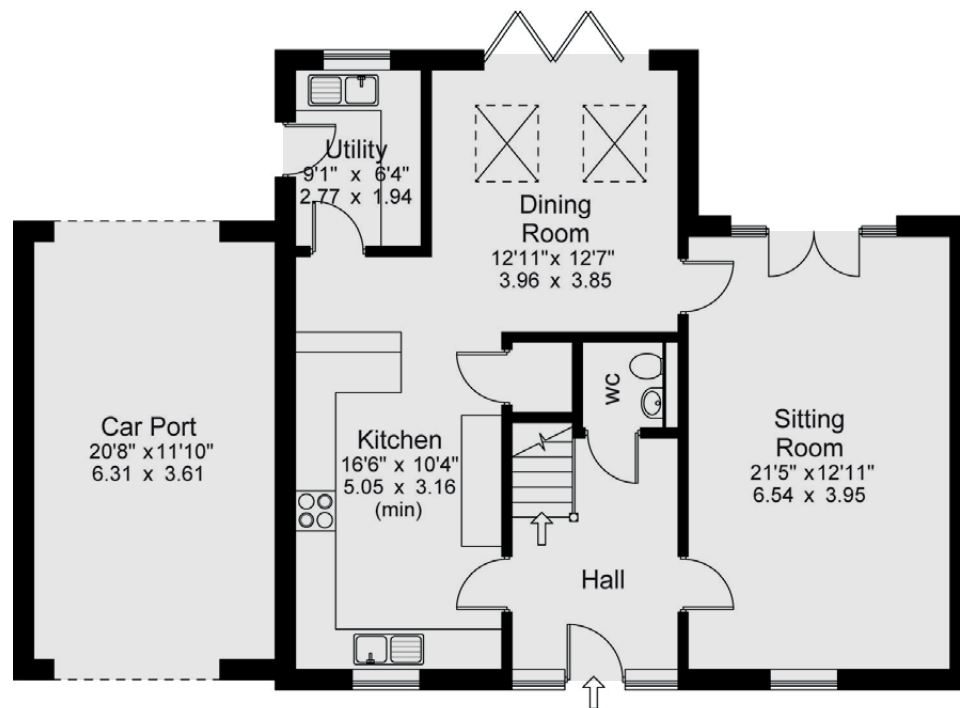


A 'drive through' car port within the building offers parking, with an EV charging point, and there is further parking to the front on the driveway.

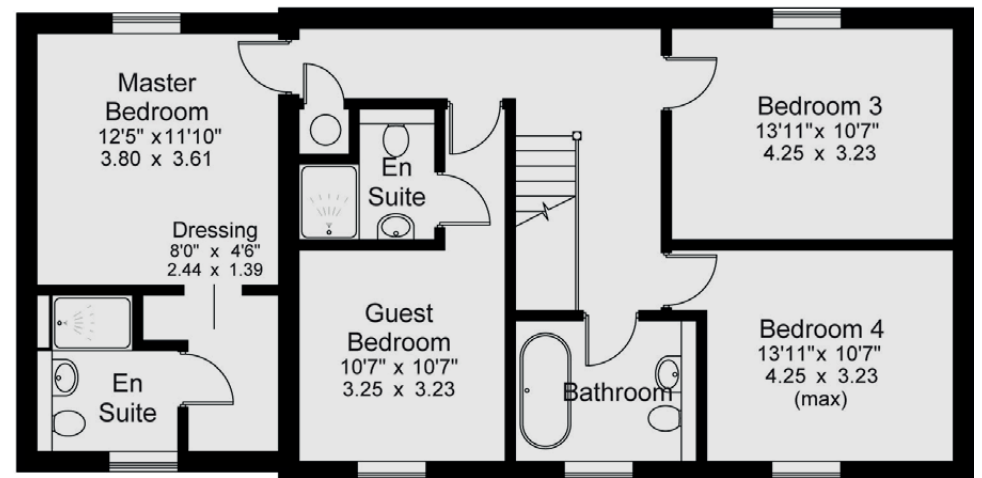
Hayloft Barn offers an enviable lifestyle with its high specification and very individual design in this unique setting.



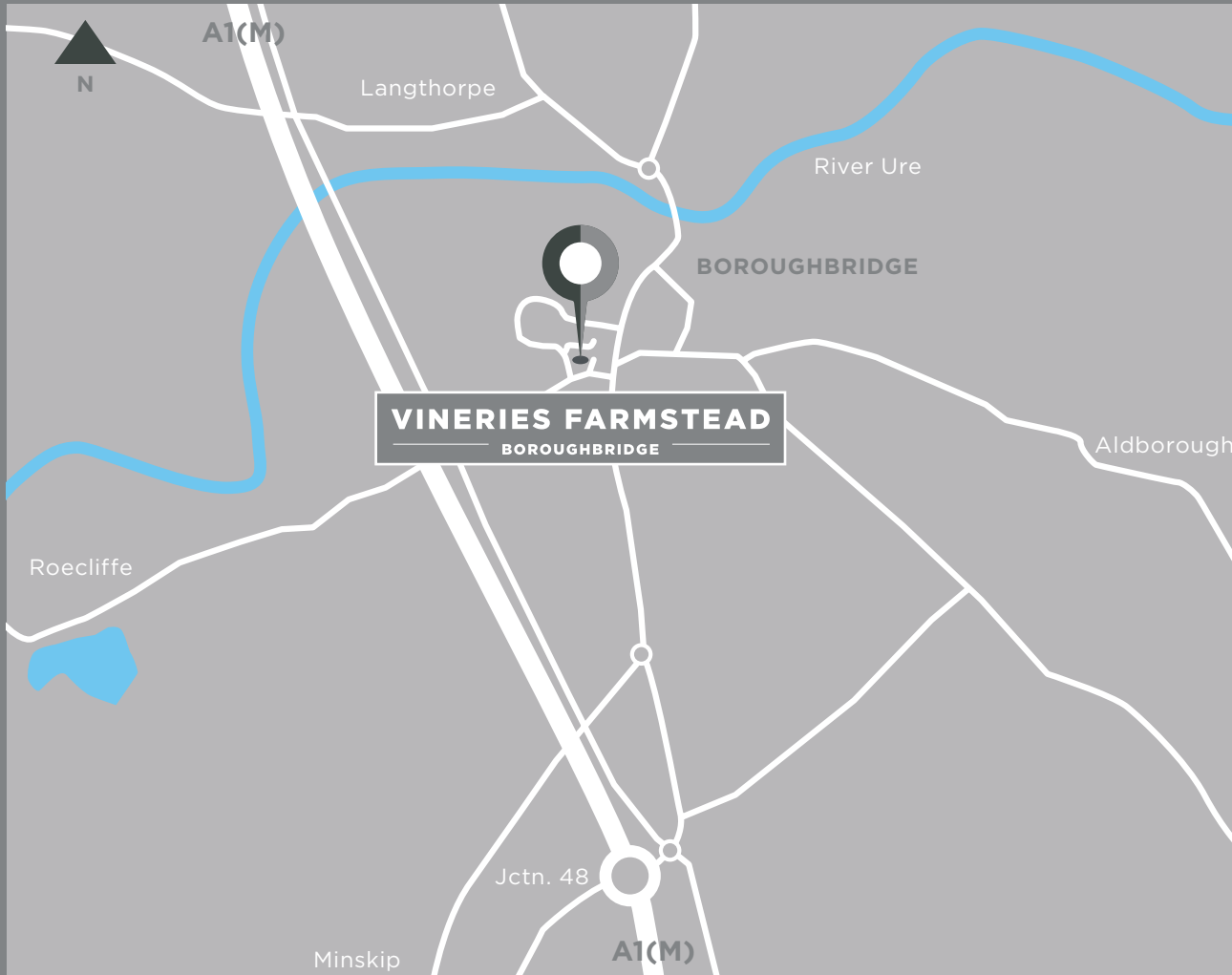
Approx Gross Floor Area
1,808 SQFT / 168 SQM



Ground Floor



First Floor



DIRECTIONS

From the A1(M) (north or south bound) take Exit Junction 48, signposted for Boroughbridge. If you are travelling from the south, you will approach a roundabout and will need to take the third exit until you arrive at the Aldborough Gate roundabout.

Commuters from north and southbound locations will need to take the second exit at the Aldborough Gate roundabout onto Wetherby Road and continue until you reach the next roundabout and take the third exit. Continue onto Horsefair for approx. half a mile and then turn left onto Roeclyffe Lane. Follow the road for approx. 90 yards and then on the righthand side you will reach Vineries Farmstead, identified by the agency signage.

SATNAV: YO51 9LN



All enquiries to Linley & Simpson



LINLEY & SIMPSON - Harrogate Branch
12 Albert Street, Harrogate HG1 1JG
E: landandnewhomes@linleyandsimpson.co.uk
T: **01423 540054** option 3



BRIGANTIA HOMES LTD
1 John Charles Way, Leeds, LS12 6QA

www.brigantiahomes.co.uk

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