



FIELD VIEW

BACK LANE, COPT HEWICK HG4 5DB

www.linleyandsimpson.co.uk

LINLEY &
SIMPSON

Land & New Homes

FIELD VIEW

Situated in this ever popular village, Field View is a select development of only five properties built by Shadwell Developments. The development is named after the outstanding outlook that all of the houses enjoy, with uninterrupted views across open countryside to the rear. On offer are three styles of property, a three bedroom semi-detached option, a pair of four bedroom semi-detached homes and one five bedroomed substantial detached residence. The latter property enjoys two bedroom suites and a sumptuous living, dining kitchen being over 30ft in length. Its layout provides the ideal family home together with an attached double garage. Externally, all properties boast a unique feature of extensive rear gardens and generous driveways which adds to the many benefits of Field View.

All properties are built to the same exacting specification with air source heat pumps, providing a green solution for both heating and domestic hot water, along with the benefit of underfloor heating to the ground floor. The kitchens are fully fitted with an array of appliances and a choice of finish to both the units and work surface will be available to the purchaser. All homes have a garage.

COPT HEWICK

Copt Hewick is a lovely North Yorkshire village with a central village green, a short stroll from Field View. It benefits from a quiet relaxed way of live whilst further benefitting from excellent road links close at hand.

The A1 motorway is only 5 minutes' drive away and A61 being a similar distance giving direct access to Harrogate and Leeds. The city of Ripon is only 3 miles away.



SPECIFICATION

KITCHEN

- Integra – Grey mist gloss kitchen units
- De Santii granite with single bowl undermount / inset sink gun-metal
- Hotpoint appliances to include:
 - Integrated stainless steel single oven
 - Integrated combination microwave
 - Vertical extractor hood in black glass
 - Induction hob
 - Integrated fridge/ freezer
 - Integrated dishwasher
 - Integrated washing machine
- Quartz worktop, upstands and splashback
- Under wall unit lights

HOUSE BATHROOM

- Contemporary white sanitary ware
- Single lever basin mixer with pop up waste
- Wall mounted basin with fill pedestal
- Wall mounted rimless WC and seat
- Aquaeco bath filler mixer with push waste
- Corsair duo inset bathtub
- M-line diffusion 20 thermostatic shower
- Palme 11 shower head 230 dia and wall shower arm
- M-line/Toko/Teatro hand shower kit
- Floor tiled with half height wall tiling, fully tiled in shower

EN SUITES

- Contemporary white sanitary ware
- Single lever basin mixer with pop up waste
- Wall mounted basin with fill pedestal
- Wall mounted rimless WC and seat - white
- M-line diffusion 20 thermostatic shower
- Palme 11 shower head 230 dia and wall shower arm
- M-line/Toko/Teatro hand shower kit
- Floor tiled with half height wall tiling, fully tiled in shower
- Shaving point

WC

- Contemporary white sanitary ware
- Single lever basin mixer with pop up waste
- Wall mounted basin with fill pedestal
- Wall mounted rimless WC and seat





HALL & LANDING

- Feature oak handrail

ELECTRICAL

- USB double socket in kitchen and bedrooms
- Telephone point
- Fibre to the house
- Heat and smoke detectors
- Front & rear up/down external lighting
- Power and lighting in garage
- EV charger in garage

DECORATION

- White emulsion to walls and ceiling
- White eggshell to woodwork
- Stained oak handrail
- White painted internal doors

EXTERNAL FEATURES

- Timber side gate for rear access
- Timber fencing and hawthorn boundary treatment to the rear and front garden
- Block paved drive
- Indian stone flagged patio

GARDENS

- Turfed front and rear garden areas

GENERAL

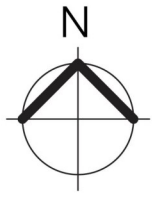
- Artstone sills to front elevation
- UPVC Windows
- Composite front door
- Aluminium Bifold doors from the kitchen / dining room
- Clay pantiles
- Air Source Heat Pump heating system (ASHP)
- Tap in garage

WARRANTY

- 10 Year warranty by Checkmate



Please note images are for illustrative purposes only



KEY:

- Plot 1 — Birch Cottage
- Plot 2 — Elm Cottage
- Plot 3 — Oak House
- Plot 4 — Poplar House
- Plot 5 — Hill House

BIRCH COTTAGE & ELM COTTAGE

Three bedroom semi-detached

From the entrance hallway, this charming three bedroom semi detached property features a spacious and formal sitting room with a large window to the front of the home, filling the living space with light. The sitting room leads through to a well appointed dining kitchen and boasts French doors which open out into the private rear garden and showcase spectacular views over open countryside. A downstairs WC and cloakroom cupboard complete the ground floor accommodation.

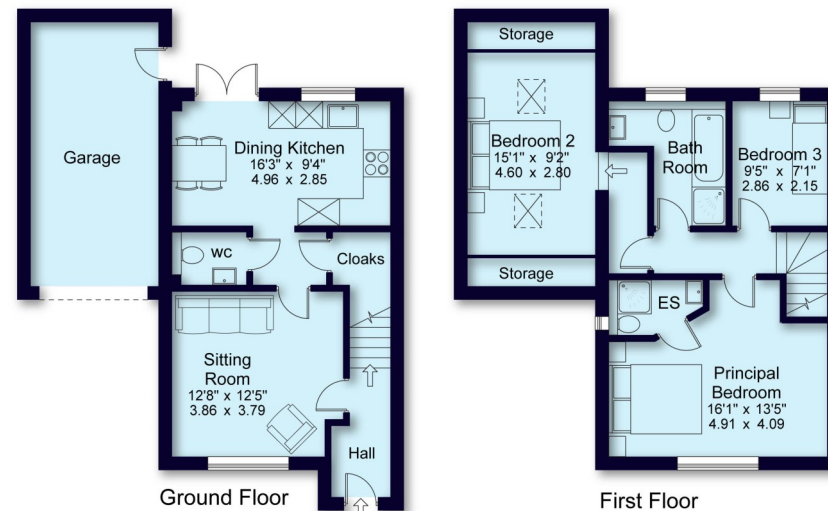
To the first floor is the generous principal bedroom with en suite shower room, a double bedroom, a single bedroom, a family house bathroom and ample storage facilities within the eaves.

Externally, the property benefits from a single garage and off street parking along with a turfed front and rear garden.



PLOT 1

Approx Gross Floor Area = 1012 Sq. Feet
(exc. Garage and Storage Eaves) = 94 Sq. Metres



For illustrative purposes only. Not to scale.

Plot 2 is handed to Plot 1



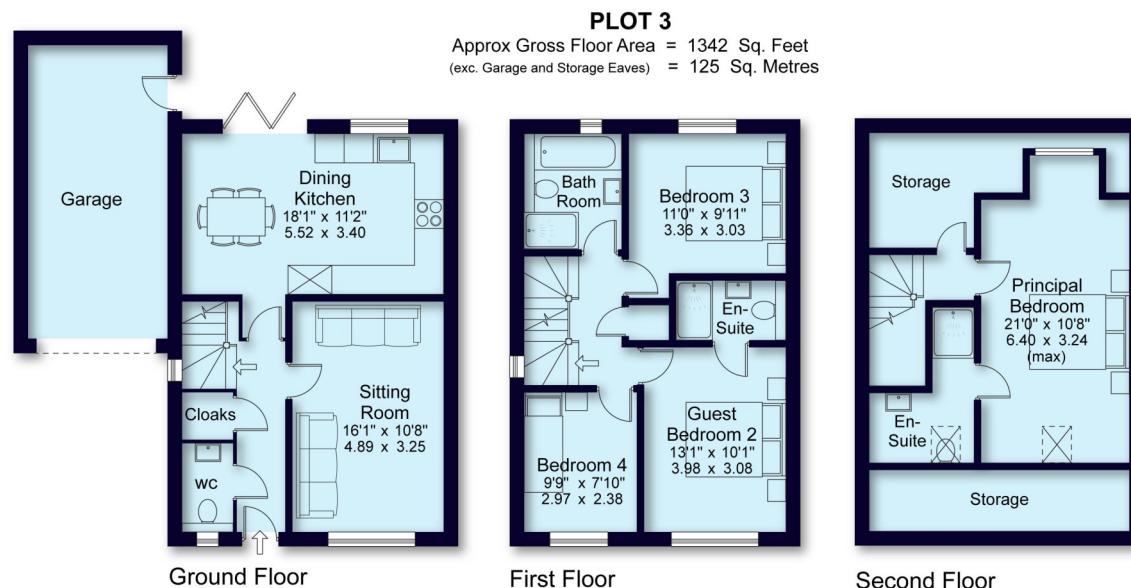
OAK HOUSE & POPLAR HOUSE

Four bedroom semi-detached

This superb four bedroom semi detached property offers fantastic living space with the family home offering a spacious and formal sitting room and an entrance hallway which leads through to an impressive dining kitchen and boasts bi-fold doors which create a seamless transition out into the private rear garden and showcase spectacular views over open countryside. A downstairs WC and cloakroom cupboard complete the ground floor accommodation.

The first floor comprises the guest bedroom with en suite shower room, a third double bedroom, a fourth single bedroom, the family house bathroom and storage cupboard. A generously sized principal bedroom with en suite shower room and ample storage facilities within the eaves is found on the second floor.

Externally, the property benefits from a single garage and off street parking along with a turfed front and rear garden.



For illustrative purposes only. Not to scale.
Plot 4 is handed to Plot 3

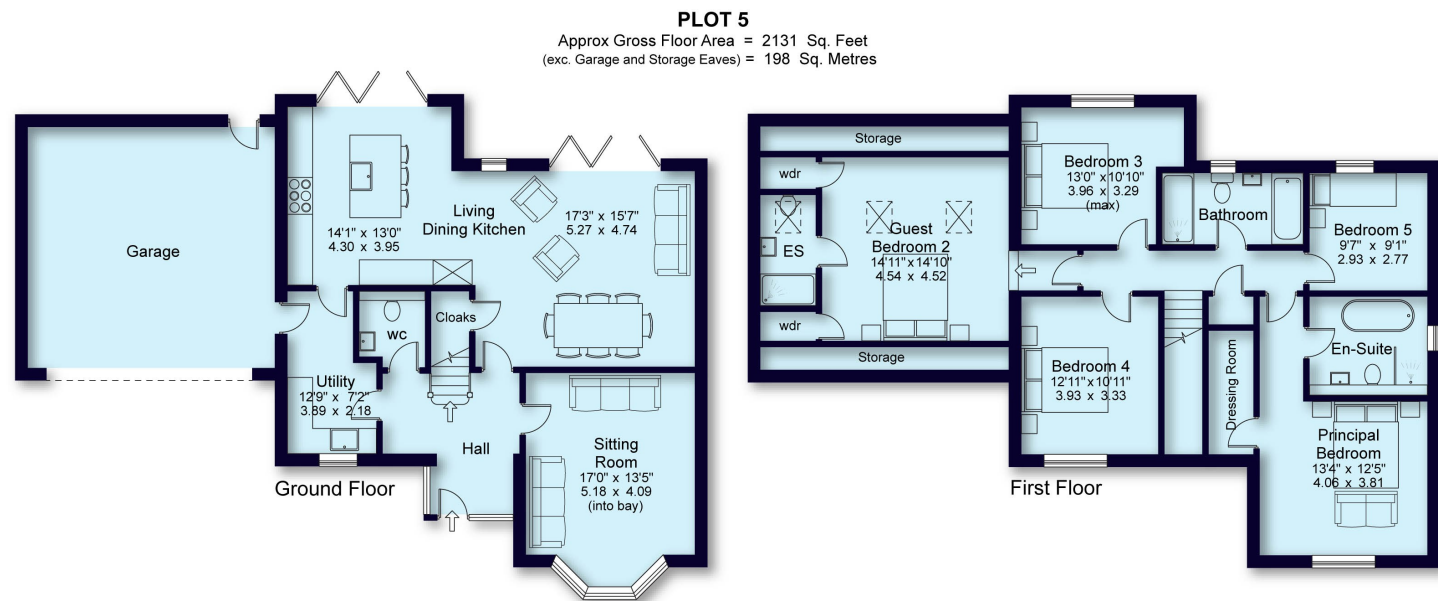
HILL HOUSE

Five bedroom detached

This spectacular and meticulously designed five bedroom detached family home offers an abundance of living and entertaining space that features a brilliantly thought out and light hallway, with double height floor to ceiling windows, leading to a well proportioned sitting room with a bay window overlooking the front garden. A sumptuous breakfast kitchen, measuring just over 30ft in length, can be found to the rear of the property with two sets of bi-fold doors that allow for a seamless transition from the breakfast kitchen to the private rear garden. A good sized utility room with access to the garage, cloakroom cupboard and downstairs WC complete the ground floor accommodation.

To the first floor is the grand principal suite, which comes complete with an en suite bathroom and dressing room. Along the landing is a large guest bedroom with en suite shower room including wardrobe space and storage, two further double bedrooms, a fifth single bedroom and a well-appointed family house bathroom.

Externally, the property benefits from a double garage, easily accessed from both the utility and rear garden, off street parking and a turfed front and rear garden.



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The logo for Linley & Simpson, featuring the company name in white, sans-serif capital letters centered within a solid blue square.

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