



# New Inn

BURNT YATES, HARROGATE HG3 3EG

LINLEY &  
SIMPSON



# New Inn

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Set within the delightful village of Burnt Yates is an exclusive part conversion, part new build development of only 8 individual homes which occupies a charming position, adjoining open countryside.

The New Inn first opened its doors as a hostelry in 1810 and has now been carefully and sympathetically converted into four attractive two and three bedroom homes. The developer has successfully preserved the original beams to the ground and first floor allowing the character of the converted inn to remain. An additional four new build homes, all comprising three bedrooms, now stand in addition to the converted properties and maintain the cottage curb appeal having been built from Yorkshire stone.

Each property comes with a well-appointed specification, flooring to the ground floor and bathrooms, along with a private rear garden and two allocated parking spaces.

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# BURNT YATES

Located less than 7 miles North West of Harrogate Town centre and within Nidderdale (an Area of Outstanding Natural Beauty), New Inn is situated within the pretty village of Burnt Yates. A range of everyday amenities are available in the nearby villages of Ripley, Hampsthwaite and Birstwith with more comprehensive shopping and schooling facilities in nearby Harrogate. For the commuter, the property is well situated for easy access onto the A61 which provides good road connections to the north and south. There are regular train services from stations in Harrogate and Knaresborough to mainline stations in Leeds and York which provide frequent services to London's Kings Cross.





# SPECIFICATION

## KITCHEN

- High quality shaker style bespoke kitchen
- Stone worktops
- Inset sink & chrome Monobloc tap
- Integrated fridge freezer
- Brushed steel high end electric oven, electric ceramic hob & extractor chimney hood.
- Engineered oak flooring
- Recessed downlighters
- Space and fittings for washer/dryer

## BATHROOMS

- Contemporary white sanitary ware
- Chrome single lever basin mixer with pop-up waste
- Thermostatic bath filler with pop-up waste & overflow
- Chrome heated towel rail
- Recessed downlighters
- Tiled floors and half height tiles in bathrooms - full height in wet areas

## WINDOWS & DOORS

- Timber double glazed windows complete with chrome handles
- Timber patio doors (to all plots excluding plot 1)
- Timber front door
- Contemporary engineered oak internal doors complete with chrome door furniture

## ELECTRICAL

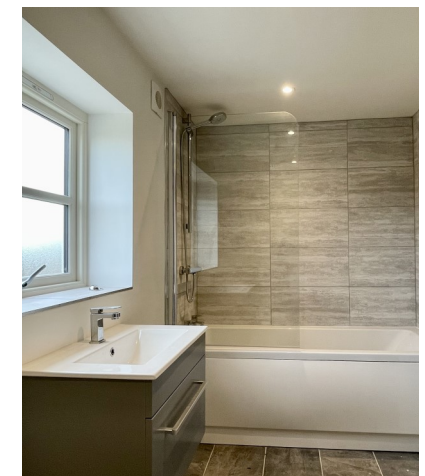
- Smoke detector in kitchen and on upstairs landing
- LED downlighters to kitchen and upstairs bathrooms
- Telephone point
- Television socket, aerial point to sitting room and principal bedroom

## HEATING

- Electric panel heaters to Plots 1 to 4
- Air Source Heat Pumps with underfloor heating to the ground floor and radiators including thermostatic valves to the first floor in Plots 5 - 8

## OTHER FEATURES

- Carpets fully fitted to stairs, landing and bedrooms.
- Stone walls with iron railings and gates to rear gardens
- Newly laid tarmac to private courtyard parking areas
- Turfed rear gardens



*Please note images are for illustrative purposes only*





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# SITE PLAN





## PLOT 1

### Three bedroom end terrace

From the entrance hallway, the open plan ground floor living space provides great flexibility for entertaining and a formal reception area. The sitting room is situated to the front of the property featuring exposed original beams and high ceilings with the dining kitchen being separated by a short flight of stairs providing a natural separation to a light and open plan layout. A WC and storage cupboard complete the ground floor accommodation.

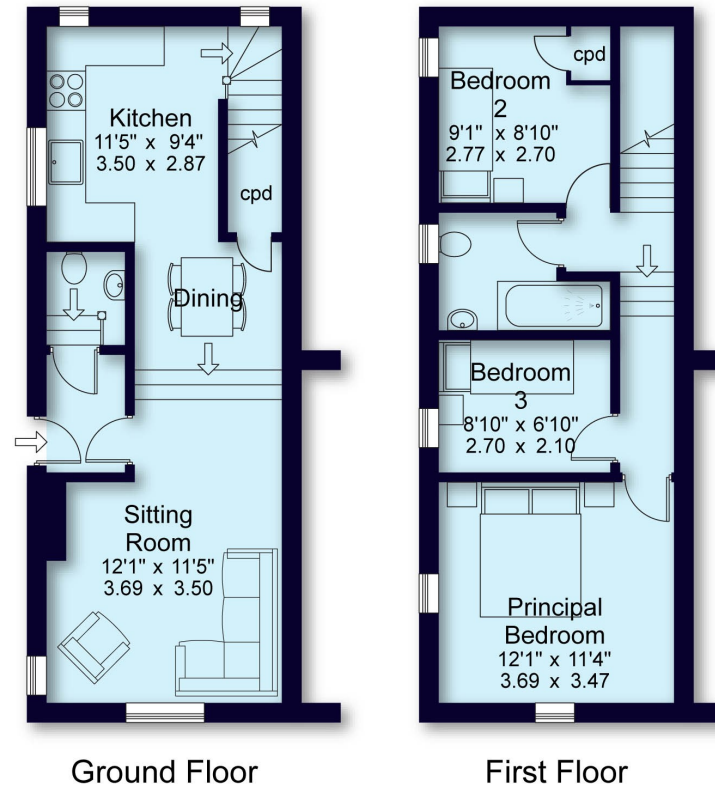
To the first floor is the principal bedroom, two further bedrooms and a family house bathroom.

Externally, the property features a small rear garden and two allocated parking spaces.



## PLOT 1

Approx Gross Floor Area = 942 Sq. Feet  
= 87.32 Sq. Metres



For illustrative purposes only. Not to scale.



## PLOT 2

### Two bedroom mid terrace

This charming two bedroom mid terrace property features an entrance hallway which leads through to an open plan dining kitchen and sitting room boasting original retained features. Patio doors from the kitchen area open out to the private rear garden which allows access to the rear courtyard where two allocated parking spaces are located.

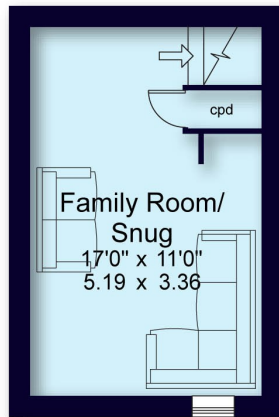
A family room/snug is found to the lower ground floor offering additional reception space.

The principal bedroom, a further single bedroom and a family house bathroom can be found to the first floor.

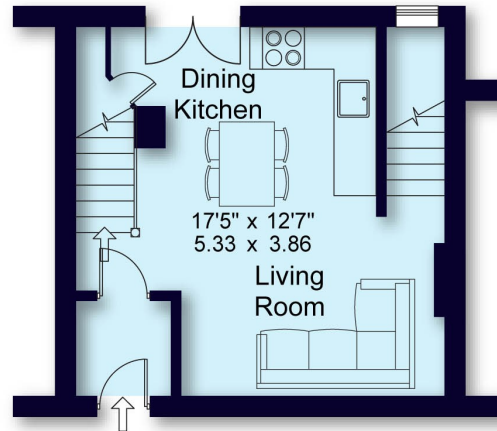


## PLOT 2

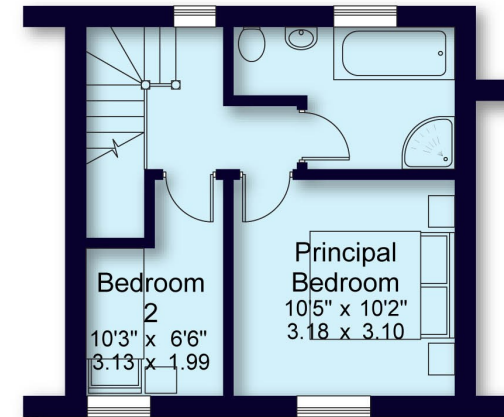
Approx Gross Floor Area = 805 Sq. Feet  
= 74.62 Sq. Metres



Lower Ground Floor



Ground Floor



First Floor

For illustrative purposes only. Not to scale.

## PLOT 3

### Three bedroom mid terrace

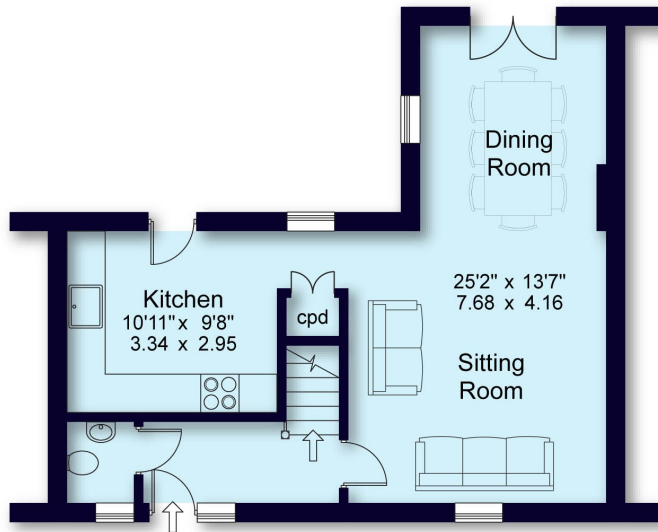
This light and spacious three bedroom mid terrace cottage boasts a fantastic open plan living space for a sitting room and dining area with an adjoining kitchen. With many of the original beams retained, the kitchen and dining area provide access to the rear private garden and rear courtyard where two private parking spaces are located. A WC and storage cupboard complete the ground floor accommodation,

To the first floor is the principal bedroom with en suite shower room, two further bedrooms and a family house bathroom.

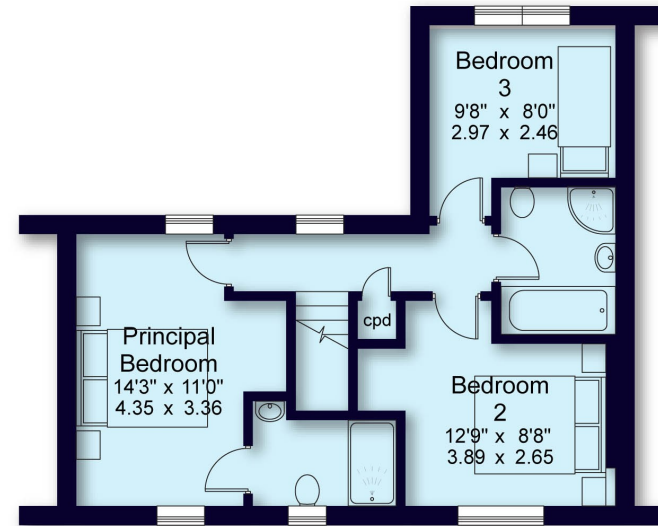


## PLOT 3

Approx Gross Floor Area = 1014 Sq. Feet  
= 93.99 Sq. Metres



Ground Floor



First Floor

For illustrative purposes only. Not to scale.



## PLOT 4

### Three bedroom end terrace

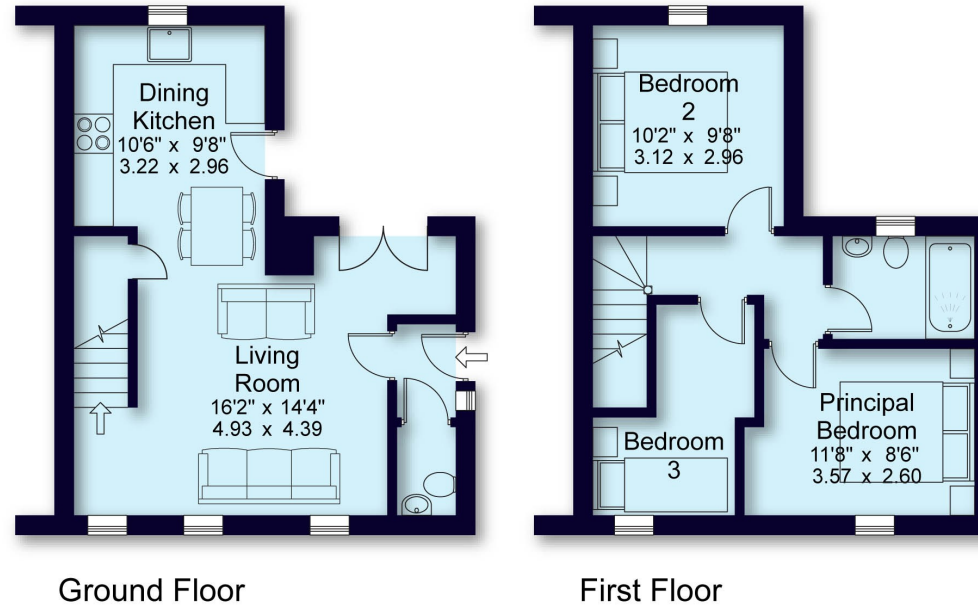
A light and open three bedroom end terrace cottage which features a lovely open plan dining kitchen and sitting room. The kitchen and dining area provide access through patio doors, as well as a single door from the kitchen, to the rear private garden and rear courtyard where two private parking spaces are located. A separate entrance hallway and WC complete the ground floor accommodation.

To the first floor is the principal bedroom, two further bedrooms and a family house bathroom.



## PLOT 4

Approx Gross Floor Area = 763 Sq. Feet  
= 70.73 Sq. Metres



Ground Floor

First Floor

For illustrative purposes only. Not to scale.

## PLOTS 5, 6, 7 & 8

These superb three bedroom properties offer fantastic living accommodation with a skilfully appointed open plan dining kitchen and sitting room. All four properties are newly built and offer underfloor heating to the ground floor, air source heat pump heating systems and radiators to the first floor. Both the kitchen and sitting room provide access to the rear private garden, a single door from the kitchen and patio doors from the sitting room. The large open plan space offers dual aspect light from the front and rear of the property. Ample storage facilities can be found to the ground floor.

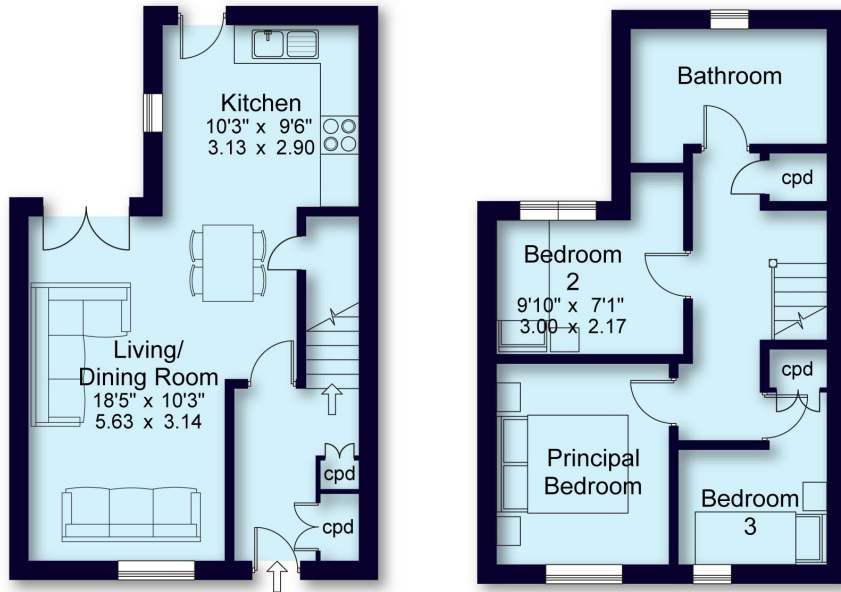
To the first floor is the principal bedroom, two further bedrooms and the family house bathroom.

Externally, the properties have private rear courtyard gardens with two allocated parking spaces.



### PLOT 5

Approx Gross Floor Area = 826 Sq. Feet  
= 76.57 Sq. Metres



Ground Floor

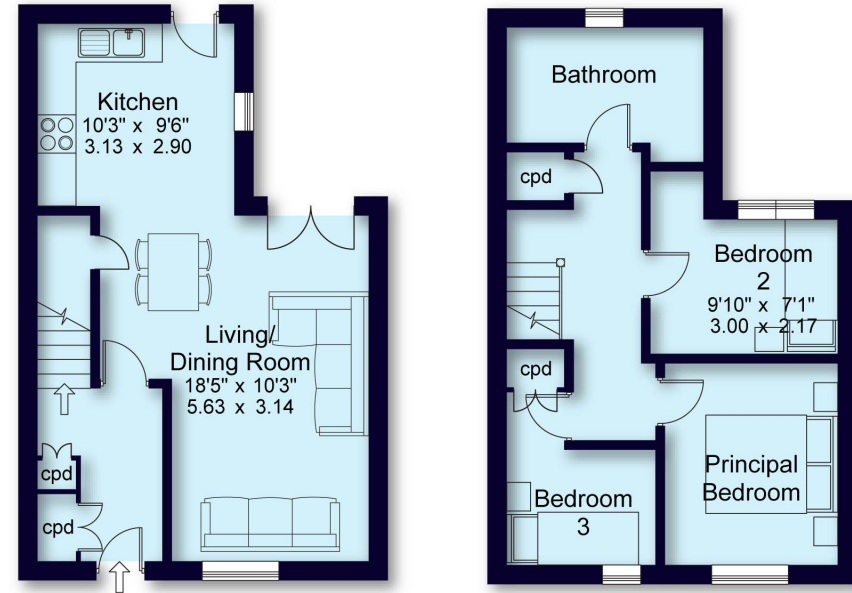
First Floor

For illustrative purposes only. Not to scale.

Plot 7 is handed

### PLOT 6

Approx Gross Floor Area = 826 Sq. Feet  
= 76.57 Sq. Metres



Ground Floor

First Floor

For illustrative purposes only. Not to scale.

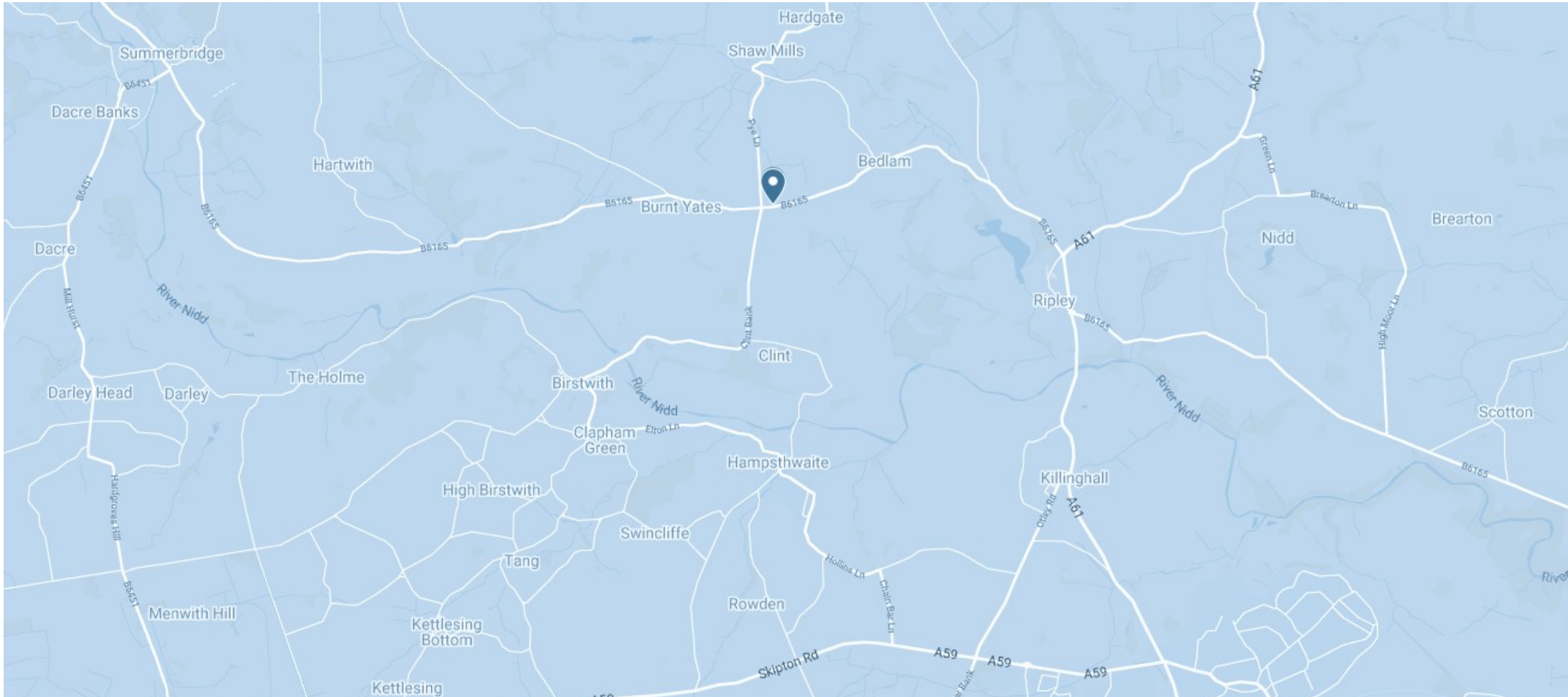
Plot 8 is handed



## MAP & DIRECTIONS

SAT NAV POSTCODE: HG3 3EG

FROM HARROGATE: Head north-west on Parliament Street in Harrogate town centre towards Ripon Road and continue until you reach the roundabout. Take the second exit towards Killinghall and proceed north-west for approx. 2 miles. The A61 through Killinghall will take you to a roundabout upon entering Ripley, take the second exit at this roundabout and the next roundabout should be approx. 500 yards away. Take the second exit at this roundabout and continue along this road for approx. 2.1 miles until you reach the development on your right.



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**12 Albert Street, Harrogate HG1 1JG**  
**T: 01423 540054 (option 3)**  
**E: [landandnewhomes@linleyandsimpson.co.uk](mailto:landandnewhomes@linleyandsimpson.co.uk)**  
**[www.linleyandsimpson.co.uk](http://www.linleyandsimpson.co.uk)**  
Branches throughout North & West Yorkshire

