



# Yew Tree Farm

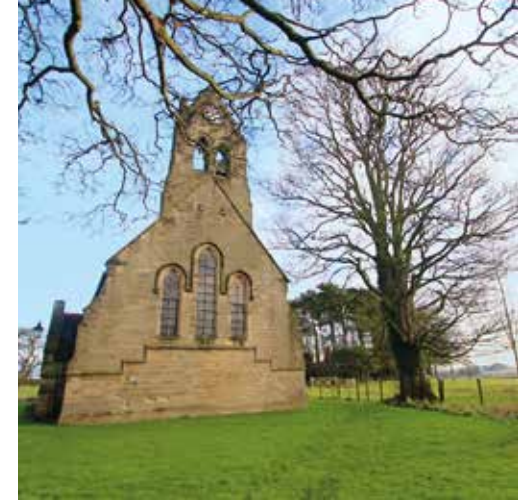
Marton Cum Grafton

Find your happy place.





# Yew Tree Farm.



# Welcome to Yew Tree Farm.

Set within one of the most popular villages in the North Yorkshire, Yew Tree Farm in Marton Cum Grafton is a superb development of thirteen properties within a total of twenty-one substantial family homes.

With two, three, four and five bedroom homes to choose from, there is a wide range of property to suit all needs. Each home has been carefully designed to create a luxurious and unique environment, which is further complemented by beautiful countryside views and tranquil surroundings.

Each home will have a sumptuous kitchen fitted by Moores Kitchens of Wetherby, known for their reputable quality craftsmanship, your family living kitchen will be complete right down to final details such as the soft-closing unit doors and cutlery drawers.

The large family dining / kitchens will benefit from open plan living with the opportunity of bi-fold doors leading to an external patio area and garden, complete with a traditional block paved driveway. Central heating will be provided by an air source heat pump, the latest in green technology, with a digital room stat which allows individual control of two heating zones.

A home at Yew Tree Farm offers an opulent and superb family residence within the highly sought after village of Marton Cum Grafton, both going hand in hand to deliver the best that country living has to offer.



- 1 Yew Tree Farm development
- 2 Christ Church, Marton-on-Grafton
- 3 Marton Cum Grafton C of EVA Primary School
- 4 Reas Lane Post Office
- 5 The Punch Bowl Inn



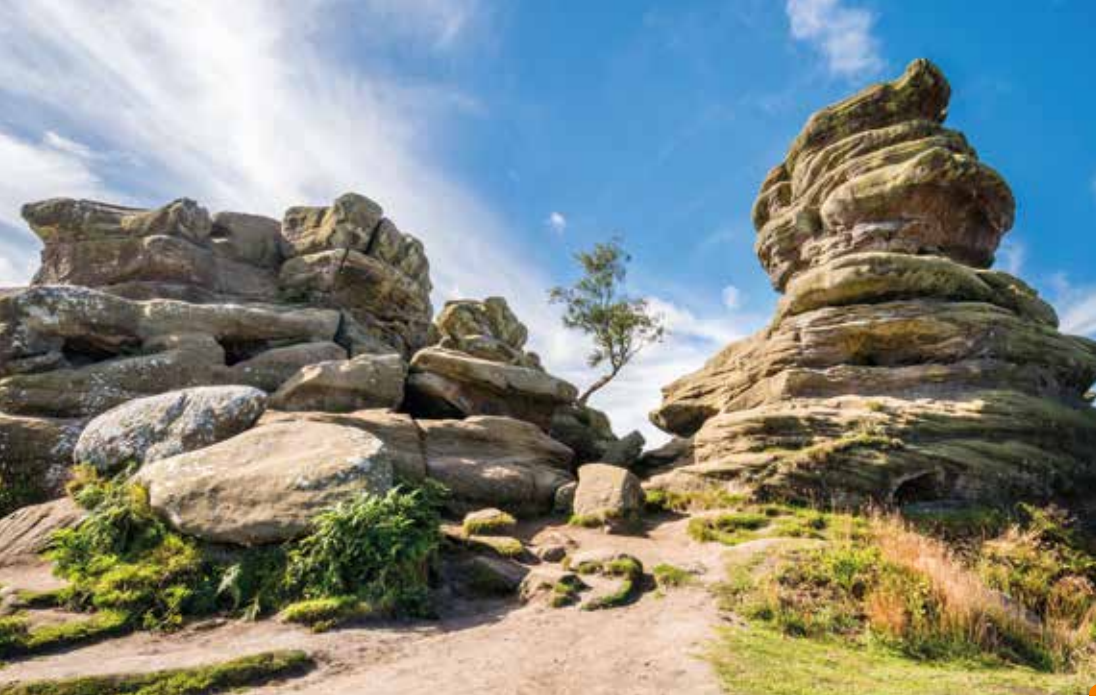
# Marton Cum Grafton.

Nestled in the heart of North Yorkshire, Marton Cum Grafton combines a serene location with the charm and character often seen within a number of Yorkshire's finest village settings. Marton Cum Grafton is located in an unrivalled position to the North East of Knaresborough and North West of York, making the village an exceptionally desirable place to call home. Steeped with history and set within a conservation area, the village enjoys a post office, village shop, village hall, Marton Cum Grafton C of E Primary School with an outstanding Ofsted rating, and the 16th century inn, Ye Olde Punch Bowl, all within a short walk from the heart of the village.

This rural village offers residents the chance to explore the idyllic surrounding countryside with extensive walking and cycling routes available. Only 3 miles from Marton Cum Grafton is the popular market town of Boroughbridge, with the village also only being 7 miles from Knaresborough and approximately 10 miles from Harrogate, all towns brimming with an array of shops, independent cafe's, family activities, restaurants and bars. For the commuter, a 5 minute drive takes you to join Junction 48 on the A1 (M).



- 1 Howardian Hills AONB
- 2 Castle Howard
- 3 Hutton Conyers Castle
- 4 Mowbray Castle
- 5 Fountains Abbey
- 6 Brimham Rocks
- 7 Ripley Castle
- 8 Knaresborough Castle
- 9 Clifford's Tower York
- 10 Harewood House



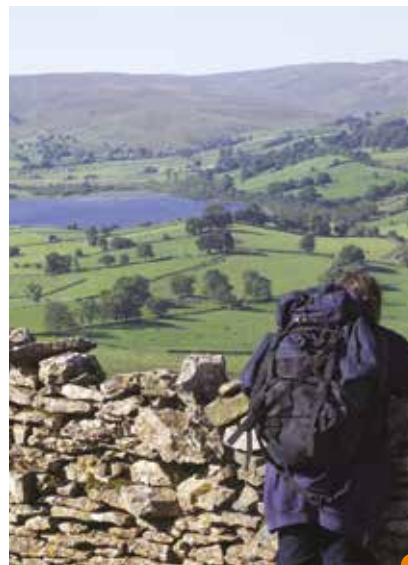
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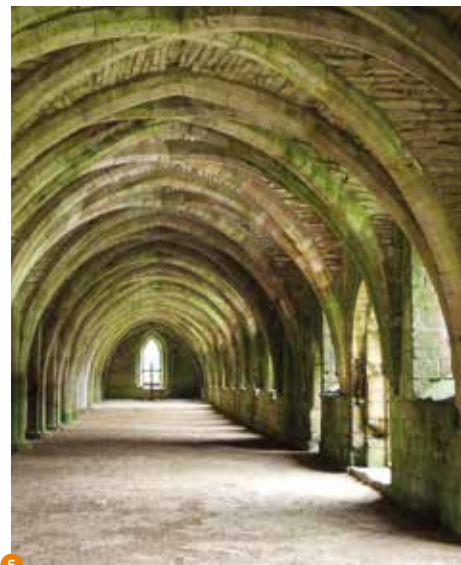
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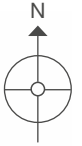
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- 1 Brimham Rocks
- 2 Harrogate Town centre
- 3 Harrogate's boutique shops
- 4 Yorkshire Dales
- 5 Fountains Abbey
- 6 York City Centre

Images are for illustrative purposes only



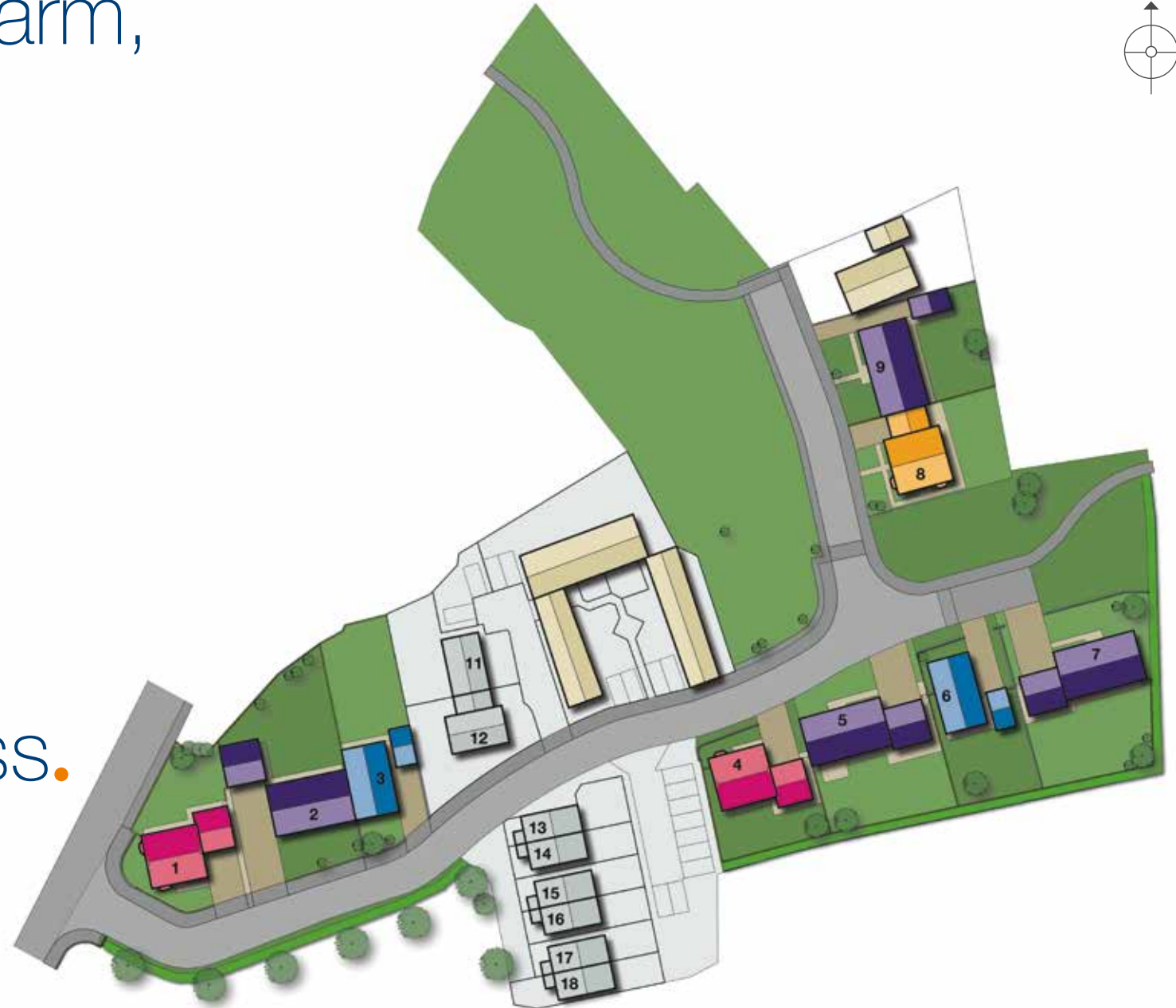
# Yew Tree Farm, Harrogate.



-  **Beech** - Plots 3 and 6  
3 bedroom home
-  **Lime** - Plots 2, 5, 7 and 9  
4 bedroom home
-  **Oak** - Plots 1 and 4  
4 bedroom home
-  **Maple** - Plot 8  
5 bedroom home
-  **Affordable House**  
(not for sale)
-  **Coming Soon**

## Site address.

**Yew Tree Farm**  
Marton cum Grafton  
North Yorkshire  
YO51 9QY



# Specification.

## Kitchen

- George Moores fitted kitchen units from the Kensington range, worktops & splashback
- Self closing drawer pack, soft closers to all unit doors & cutlery draw insert
- Bosch electric oven / hob and chimney hood
- Integrated washer/dryer machine (not applicable if separate utility)
- Integrated 70/30 fridge/freezer
- Stainless steel inset sink & chrome Monobloc tap
- Integrated dishwasher
- Floor tiling to kitchen & breakfast areas
- Chrome recessed downlighters
- Quartz worktops



## Utility (where applicable)

- Fitted kitchen units, square edged worktops
- Stainless steel sink & chrome tap
- Integrated washer/dryer (if not in kitchen)
- Floor tiling
- Chrome recessed downlighters

## Main Bathroom

- Vanity unit with modern sanitary ware & fittings
- Chrome single lever basin mixer with popup waste
- Thermostatic bath filler with popup waste & overflow
- Separate shower with thermostatic multi valve with showerhead
- Ceramic wall tiling to wet areas
- Floor tiling
- Chrome recessed downlighters
- Chrome heated towel rail

## En Suite

- Wall mounted sanitary ware
- Chrome single lever basin mixer with popup waste
- Ceramic wall tiling to wet areas
- Floor tiling
- Shower enclosure complete with glass door/ chrome frame & thermostatic shower
- Chrome recessed downlighters
- Chrome heated towel rail

## Bedrooms

- Fitted wardrobes where applicable (optional)

## Flooring

- Fitted carpets throughout

## W/C

- Free standing modern sanitary ware
- Chrome single lever basin mixer with popup waste
- Ceramic wall tiling splashback
- Floor tiling
- Chrome recessed downlighters

## Hall & Landing

- Mitsubishi Electric EcoDan Air Source Heat Pump outdoor unit
- Thermostatic radiator valves to all radiators
- Digital room stat which allow individual control of two heating zones

## Electrical

- Telephone point to Study (where applicable)
- Television socket, aerial point to Sitting Room, Master Bedroom & Family Room (where applicable)
- USB sockets to Sitting Room, Dining Room, Kitchen, Utility Room, Master Bedroom & Bedroom 2 (where applicable)

## Other Electrical

- Smoke detectors
- Carbon Monoxide detectors
- Security alarm system
- Front external lights (dusk till dawn sensors)
- Power/light to garage or car port
- Front door bell
- Chrome electrical accessories

## Internal & External Windows and Doors

- UPVC/double glazed windows complete with chrome handles
- Powder coated aluminium bi-fold doors (where applicable)
- Coloured composite front door with multi point locking system, white internally.
- Oak Veneer timber internal doors

## Decoration

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

## External Features

- Tanalised treated softwood fencing
- Tanalised treated softwood gates with galvanised ironmongery
- Block paving to drives and parking areas

## Gardens

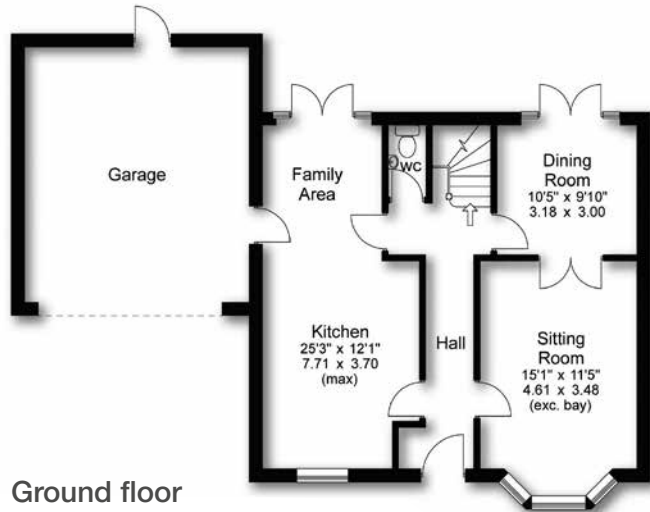
- Front & rear turfed garden

# Oak.



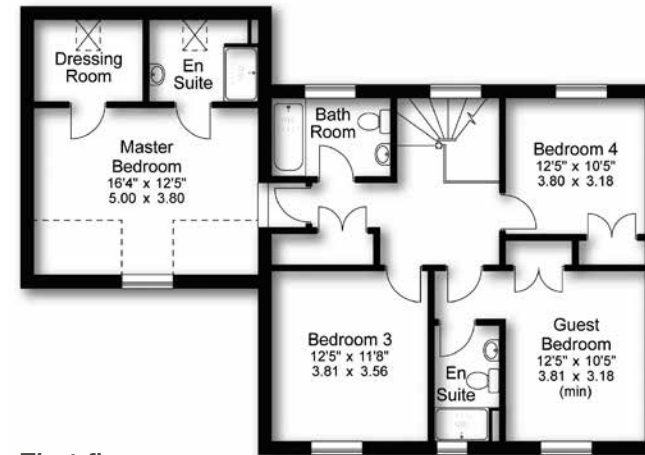
**Plot 1**  
Four Bedroom

- Grand Double fronted 4 bedroom property
- Large Master Bedroom with separate dressing room & ensuite
- Further Guest Bedroom with en-suite
- George Moores Fitted Kitchen
- Double Garage
- Working Chimney
- 2 no. Patio doors leading onto private garden
- Expansive Countryside views



Ground floor

Room	Metric (m)	Imperial (ft/in)
Breakfast kitchen	7.71 x 3.70	25'3" x 12'1"
Sitting room	4.61 x 3.48	15'1" x 11'5"
Dining room	3.18 x 3.00	10'5" x 9'10"



First floor

Room	Metric (m)	Imperial (ft/in)
Master bedroom	5.00 x 3.80	16'4" x 12'5"
Guest bedroom	3.81 x 3.18	12'5" x 10'5"
Bedroom 3	3.81 x 3.56	12'5" x 11'8"
Bedroom 4	3.80 x 3.18	12'5" x 10'5"

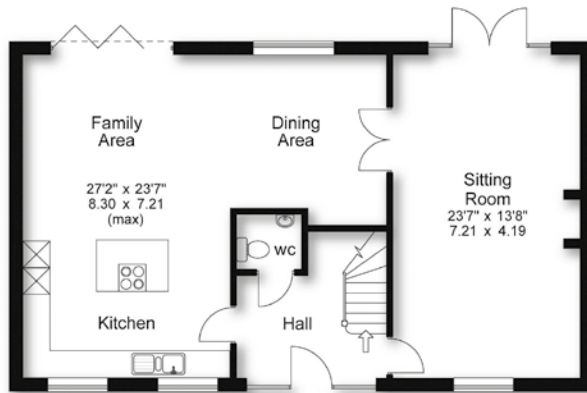


# Lime.



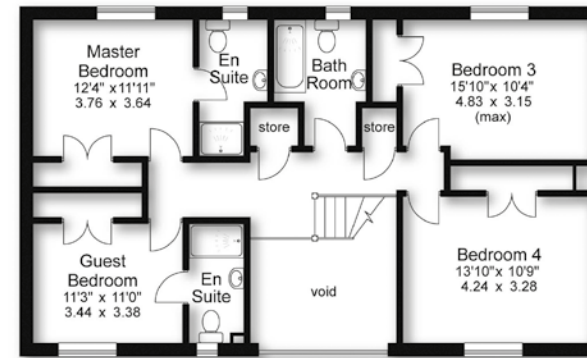
**Plot 2**  
Four Bedroom

- Palatial glazed curtain walling
- Spacious 4 Bedroom property
- Unique design
- Bi fold doors to private garden
- Olive Green double glazed windows
- Spacious Family Kitchen & Dining Area
- Countryside views
- George Moores Fitted Kitchen
- 2 no. double bedrooms with en-suite
- Separate Garage



Ground floor

Room	Metric (m)	Imperial (ft/in)
Family dining kitchen	8.30 x 7.21	27'2" x 23'7"
Sitting room	7.21 x 4.19	23'7" x 13'8"



First floor

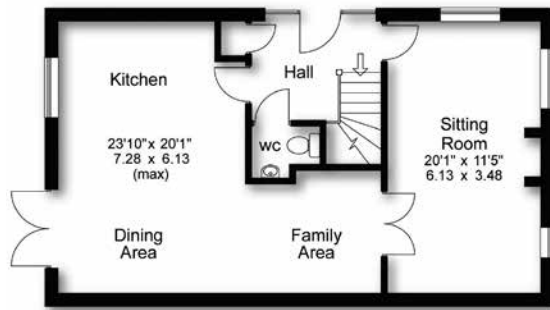
Room	Metric (m)	Imperial (ft/in)
Master bedroom	3.76 x 3.64	12'4" x 11'11"
Guest bedroom	3.44 x 3.38	11'3" x 11'0"
Bedroom 3	4.83 x 3.15	15'10" x 10'4"
Bedroom 4	4.24 x 3.28	13'10" x 10'9"

# Beech.



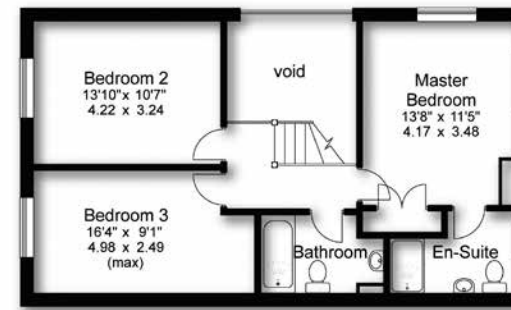
**Plot 3**  
Three Bedroom

- Glazed entrance hallway and landing
- Large 3 bedroom open plan property
- Spacious Family Kitchen & Dining Area
- George Moores Fitted Kitchen
- Detached Single Garage
- Parking for two cars
- Modern appliances throughout
- Patio doors leading out to rear garden



**Ground floor**

Room	Metric (m)	Imperial (ft/in)
Family dining kitchen	7.28 x 6.13	23'10" x 20'1"
Sitting room	6.13 x 3.48	20'1" x 11'5"



**First floor**

Room	Metric (m)	Imperial (ft/in)
Master bedroom	4.17 x 3.48	13'8" x 11'5"
Bedroom 2	4.22 x 3.24	13'10" x 10'7"
Bedroom 3	4.98 x 2.49	16'4" x 9'1"

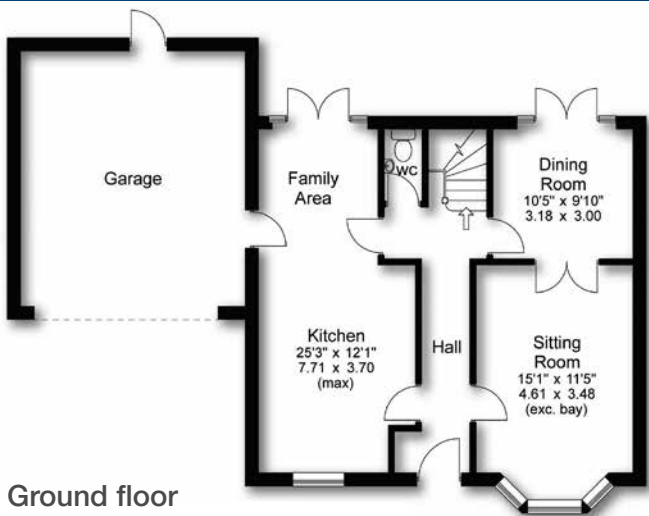


# Oak.



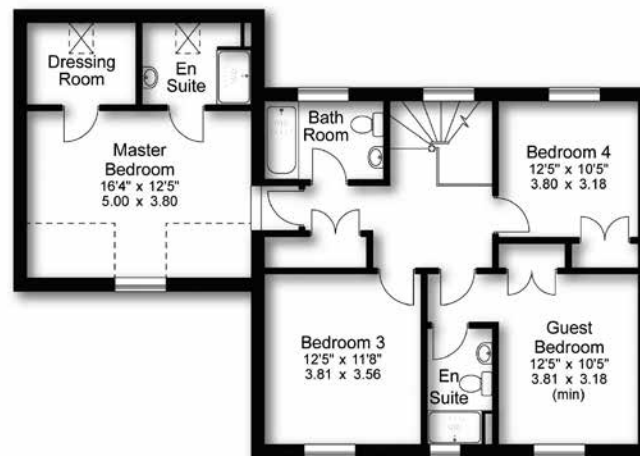
**Plot 4**  
Four Bedroom

- Grand Double fronted 4 bedroom property
- Large Master Bedroom with separate dressing room & ensuite
- Further Guest Bedroom with en-suite
- George Moores Fitted Kitchen
- Double Garage
- Working Chimney
- 2 no. Patio doors leading onto private garden
- Expansive Countryside views



Ground floor

Room	Metric (m)	Imperial (ft/in)
Breakfast kitchen	7.71 x 3.70	25'3" x 12'1"
Sitting room	4.61 x 3.48	15'1" x 11'5"
Dining room	3.18 x 3.00	10'5" x 9'10"



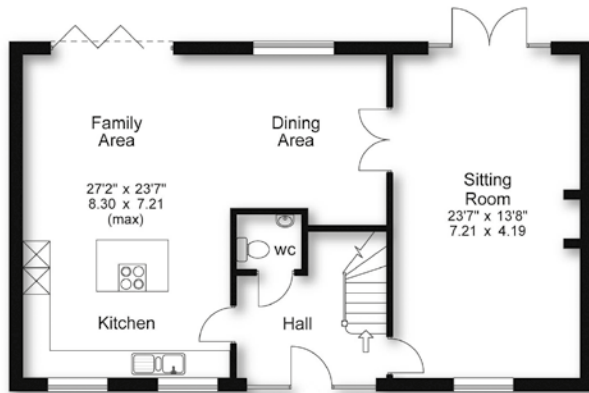
First floor

Room	Metric (m)	Imperial (ft/in)
Master bedroom	5.00 x 3.80	16'4" x 12'5"
Guest bedroom	3.81 x 3.18	12'5" x 10'5"
Bedroom 3	3.81 x 3.56	12'5" x 11'8"
Bedroom 4	3.80 x 3.18	12'5" x 10'5"

# Lime.

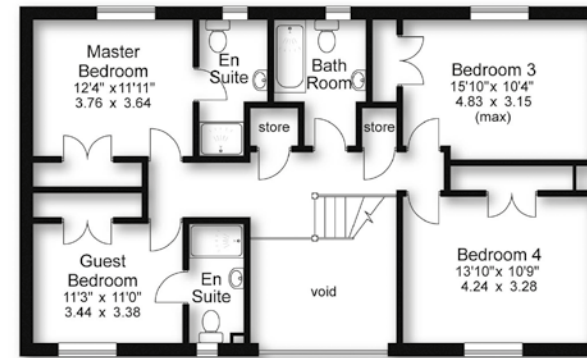
**Plot 5**  
Four Bedroom

- Palatial glazed curtain walling
- Spacious 4 Bedroom property
- Unique design
- Bi fold doors to private garden
- Olive Green double glazed windows
- Spacious Family Kitchen & Dining Area
- Countryside views
- George Moores Fitted Kitchen
- 2 no. double bedrooms with en-suite
- Separate Garage



Ground floor

Room	Metric (m)	Imperial (ft/in)
Family dining kitchen	8.30 x 7.21	27'2" x 23'7"
Sitting room	7.21 x 4.19	23'7" x 13'8"



First floor

Room	Metric (m)	Imperial (ft/in)
Master bedroom	3.76 x 3.64	12'4" x 11'11"
Guest bedroom	3.44 x 3.38	11'3" x 11'0"
Bedroom 3	4.83 x 3.15	15'10" x 10'4"
Bedroom 4	4.24 x 3.28	13'1"0 x 10'9"

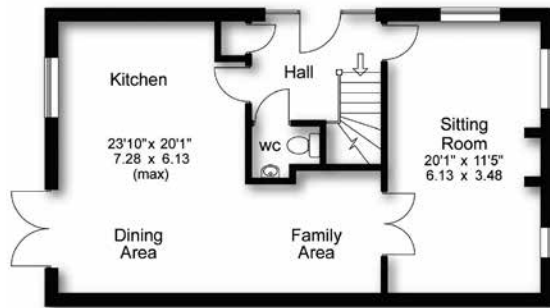


# Beech.



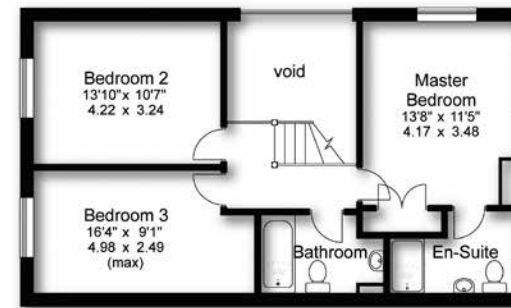
**Plot 6**  
Three Bedroom

- Glazed entrance hallway and landing
- Large 3 bedroom open plan property
- Spacious Family Kitchen & Dining Area
- George Moores Fitted Kitchen
- Detached Single Garage
- Parking for two cars
- Modern appliances throughout
- Patio doors leading out to rear garden



**Ground floor**

Room	Metric (m)	Imperial (ft/in)
Family dining kitchen	7.28 x 6.13	23'10" x 20'1"
Sitting room	6.13 x 3.48	20'1" x 11'5"



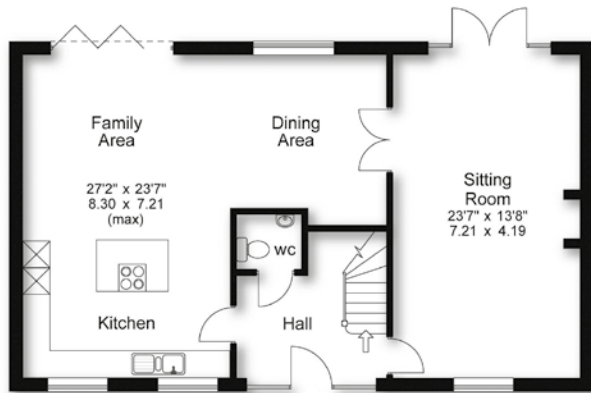
**First floor**

Room	Metric (m)	Imperial (ft/in)
Master bedroom	4.17 x 3.48	13'8" x 11'5"
Bedroom 2	4.22 x 3.24	13'10" x 10'7"
Bedroom 3	4.98 x 2.49	16'4" x 9'1"

# Lime.

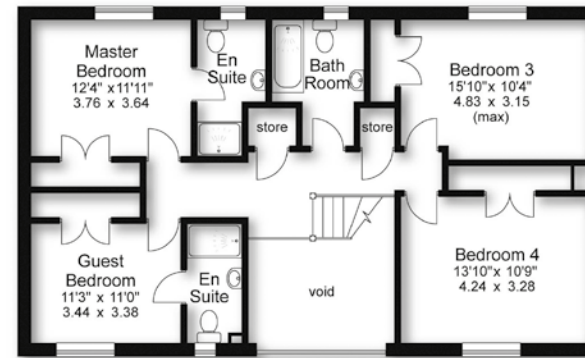
**Plot 7**  
Four Bedroom

- Palatial glazed curtain walling
- Spacious 4 Bedroom property
- Unique design
- Bi fold doors to private garden
- Olive Green double glazed windows
- Spacious Family Kitchen & Dining Area
- Countryside views
- George Moores Fitted Kitchen
- 2 no. double bedrooms with en-suite
- Separate Garage



Ground floor

Room	Metric (m)	Imperial (ft/in)
Family dining kitchen	8.30 x 7.21	27'2" x 23'7"
Sitting room	7.21 x 4.19	23'7" x 13'8"



First floor

Room	Metric (m)	Imperial (ft/in)
Master bedroom	3.76 x 3.64	12'4" x 11'11"
Guest bedroom	3.44 x 3.38	11'3" x 11'0"
Bedroom 3	4.83 x 3.15	15'10" x 10'4"
Bedroom 4	4.24 x 3.28	13'1"0 x 10'9"

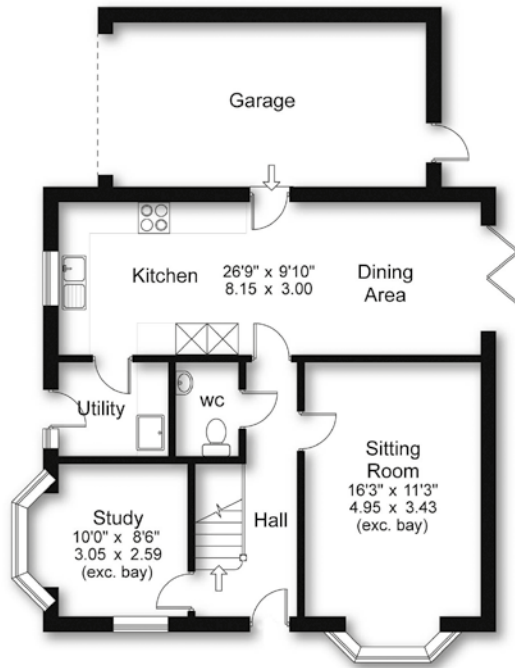


# Maple.



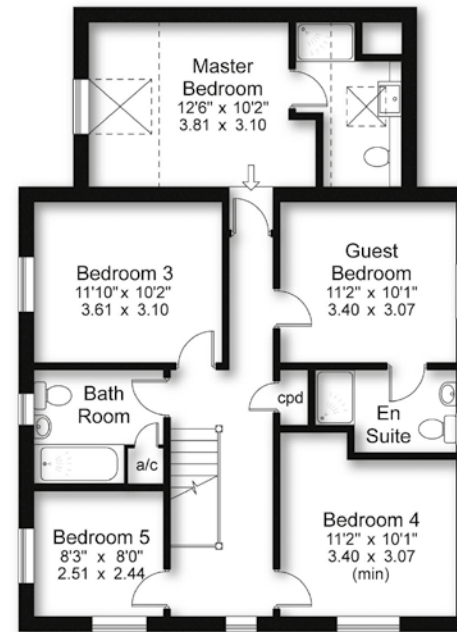
**Plot 8**  
Five Bedroom

- 5 Bedroom 'Corner turner' property
- Overlooks the local church built in 1875
- Bespoke design
- Master Bedroom with Dormer window
- 3 no. bathrooms
- Study / Dining room with expansive Bay Window
- George Moores Fitted Kitchen
- Internal wardrobes
- Dual aspect property



**Ground floor**

Room	Metric (m)	Imperial (ft/in)
Breakfast kitchen	8.15 x 3.00	26'9" x 9'10"
Sitting room	3.43 x 4.95	11'3" x 16'3"
Study	2.59 x 3.05	8'6" x 10'



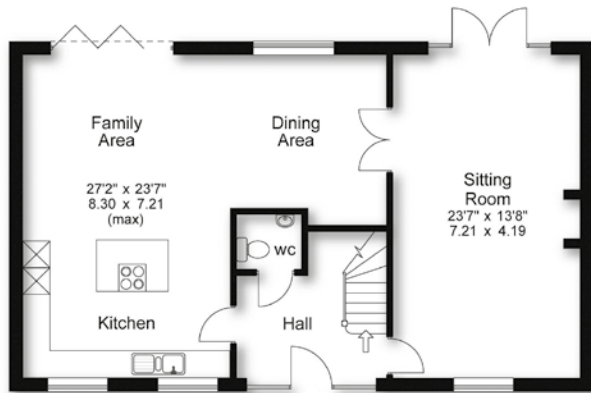
**First floor**

Room	Metric (m)	Imperial (ft/in)
Master bedroom	3.81 x 3.10	12'6" x 10'2"
Guest bedroom	3.40 x 3.07	11'2" x 10'1"
Bedroom 3	3.81 x 3.10	11'10" x 10'2"
Bedroom 4	3.40 x 3.07	11'2" x 10'1"
Bedroom 5	2.44 x 2.51	8' x 8'3"

# Lime.

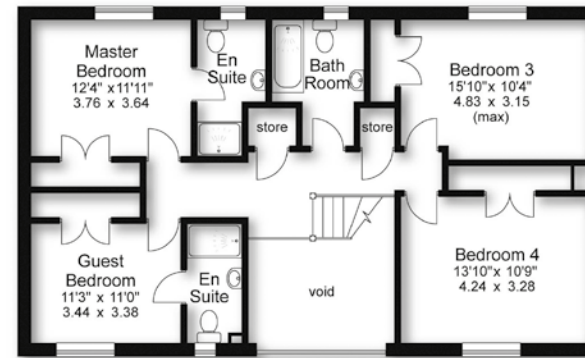
**Plot 9**  
Four Bedroom

- Palatial glazed curtain walling
- Spacious 4 Bedroom property
- Unique design
- Bi fold doors to private garden
- Olive Green double glazed windows
- Spacious Family Kitchen & Dining Area
- Countryside views
- George Moores Fitted Kitchen
- 2 no. double bedrooms with en-suite
- Separate Garage



Ground floor

Room	Metric (m)	Imperial (ft/in)
Family dining kitchen	8.30 x 7.21	27'2" x 23'7"
Sitting room	7.21 x 4.19	23'7" x 13'8"



First floor

Room	Metric (m)	Imperial (ft/in)
Master bedroom	3.76 x 3.64	12'4" x 11'11"
Guest bedroom	3.44 x 3.38	11'3" x 11'0"
Bedroom 3	4.83 x 3.15	15'10" x 10'4"
Bedroom 4	4.24 x 3.28	13'1"0 x 10'9"







# Our values.



**Design** -  
we place beauty and  
design firmly at the  
heart of what we do.



**Customer Care** –  
we are committed to  
personal and effective  
customer care.



**Quality** –  
we deliver high standards  
of construction quality in  
outstanding locations.



**Social Value** –  
all our income is used to  
support essential front  
line council services.

# Peace of mind.

We are committed to the Consumer Code for Housebuilders and we pride ourselves on providing a personal service at every step of the process. From our Sales Advisors who will help you tailor your home and guide you through the sales process, to our dedicated after-care team to support you in the months after moving into your new home, we will make sure you are entirely satisfied with your new Brierley Home. We will even help you with the stress of moving house by offering our Handy Person to build furniture and carry boxes.

We are proud to be working with Hobson & Porter who have been positively contributing to the built environment in Yorkshire & Lincolnshire since 1971 through collaboration, innovation and dedication to the industry.

Our attention to detail is reflected in the design and layout of the homes, through to the quality of construction. All our homes come with the additional peace of mind of a two year fixtures and fittings warranty plus a ten year structural warranty from NHBC Buildmark.

As a wholly owned subsidiary of North Yorkshire County Council we act with honesty and integrity and put our customers at the heart of what we do. Customers have absolute comfort we are a financially sound business and we do things properly.



Registered

Working in partnership with



# Sales.

Contact our Sales Advisors:

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**Harrogate**  
**HG1 1JG**

**Tel: 01423 540054**

**Email: [sales.harrogate@linleyandsimpson.co.uk](mailto:sales.harrogate@linleyandsimpson.co.uk)**

**Web: [www.linleyandsimpson.co.uk](http://www.linleyandsimpson.co.uk)**





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