



## CONYERS FOLD

HUTTON CONYERS, RIPON HG4 5EB

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SIMPSON

Land & New Homes



## CONYERS FOLD

Conyers Fold is a superb development of just five carefully designed properties set in an idyllic village location. Built to exceptionally high standards, local developers Red Tree Homes have created a great opportunity.

With a choice of three styles, these 4, 5 or 6 bedroom properties are all individually named after local historic figures. Each home will have a sumptuous Roux kitchen fitted by Moores Kitchens of Wetherby. Roux kitchens, designed by Michel Roux Jnr - a Michelin star chef, are a real cooks' kitchen built to infuse luxury in to the heart of any home. With great lighting, clever storage and purposeful planning, the Roux kitchen comes with Silestone worktops, splashbacks and integrated appliances. The large open plan living/kitchen/family room further benefit from aluminium bi-fold doors to the patio and private garden. Each bathroom and en-suite will have high quality Sottini sanitary ware.

A home at Conyers Fold will not fail to impress and will truly be a home to love and be proud of.

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## HUTTON CONYERS & RIPON

Hutton Conyers is a popular and convenient village situated less than 2 miles north of Ripon. Ripon may be one of the smallest cities in England but it is filled with character and charm. Its rich history and winding medieval streets make it comparable to York, but without the crowds of tourists – instead, there is an air to Ripon that makes it feel undiscovered. Despite its 1,300 year history, Ripon is well suited to modern life and is a much sought after location with an excellent range of amenities. Ripon boasts a variety of local shopping facilities and independent shops, a very popular weekly market, a number of restaurants and bars, cinema, racecourse, golf course, leisure centre and many other recreational facilities. Ripon has several schools including Ripon Grammar School, rated as the top state school in the north for seven years running, Outwood Academy plus a good choice of Primary schools.

Hutton Conyers and Ripon provide a great base for exploring all that North Yorkshire has to offer. Surrounded by beautiful countryside, with historic parks including the World Heritage Site of Fountains Abbey and Newby Hall are just a short drive away. Popular market towns such as Thirsk and Leyburn and Boroughbridge are all in close vicinity. Lightwater Valley Theme Park, Brimham Rocks plus its proximity to the Yorkshire Dales and Moors all adding to the charm and convenience of Ripon.

A greater range of amenities can be found in the nearby fashionable Spa town of Harrogate. Further afield, lays the historic city of York, only 19 miles, and the vibrant commercial centre of Leeds, 32 miles. The A61 gives easy access to the A1(M) and the national motorway network.





NOTE: Images are for illustrative purposes only to indicate the quality and finish of the properties. Please refer to floor plans for room sizes.

## SPECIFICATION

### KITCHEN

- Fitted Moores kitchen from the Roux Range
- Silestone worktops and splashbacks
- Soft closers to all unit doors
- Brushed steel electric oven / electric ceramic hob / built in extractor hood
- Integrated full height fridge and freezer
- Inset sink large bowl & chrome mixer tap
- Integrated dishwasher
- Ceramic floor tiling
- White recessed downlighters
- Under wall unit lights

### UTILITY

- Fitted Michel Roux kitchen units, Silestone worktops
- Stainless steel undermounted sink single bowl & chrome tap
- Space for washer and dryer
- Ceramic floor tiling
- White recessed downlighters

### MAIN BATHROOM

- Contemporary white sanitary ware & full/semi basin pedestal (where applicable) in the Sottini Range by Ideal Standard
- Chrome single lever basin mixer with popup waste
- Thermostatic bath filler with pop-up waste & overflow
- Ceramic wall tiling
- Floor tiling
- White recessed downlighter

### EN - SUITE

- Contemporary white sanitary ware in the Sottini Range by Ideal Standard
- Chrome single lever basin mixer with popup waste
- Ceramic wall tiling
- Floor tiling
- Shower enclosure complete with glass door/chrome frame & thermostatic shower
- White recessed downlighters
- Chrome heated towel rail

### WC

- Contemporary white sanitary ware with semi basin pedestal
- Chrome single lever basin mixer with popup waste
- Ceramic wall tiling splashback
- Quality laminate flooring or ceramic tiling
- Chrome recessed downlighters

### HEATING

- Air Source Heat System for central heating, radiators to First & Second Floors including thermostatic valves
- Digital room stats
- Under Floor heating to ground floor

### ELECTRICAL

- Telephone point
- Television socket, aerial point to Lounge

### OTHER ELECTRICAL

- Smoke detectors
- Carbon Monoxide detector
- Front external lights
- Wireless front door bell

### INTERNAL & EXTERNAL WINDOWS AND DOORS

- Timber casement double glazed windows complete with chrome handles
- Aluminium Bi-fold Doors
- Oak front and rear doors
- Contemporary Solid White Ladder Moulded internal doors complete with chrome door furniture

### DECORATION

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

### EXTERNAL FEATURES

- Fencing (refer to boundary types key plan)
- Timber fencing to rear gardens
- Timber side gate to rear access
- Tarmac or Stone granular to drives and parking areas

### GARDENS

- Front & rear garden turfed
- External tap
- External Electrical point

### WARRANTY

- 10 year structural defects warranty provided by Q Assure Limited

sottini  
SIMPLY IMAGINE



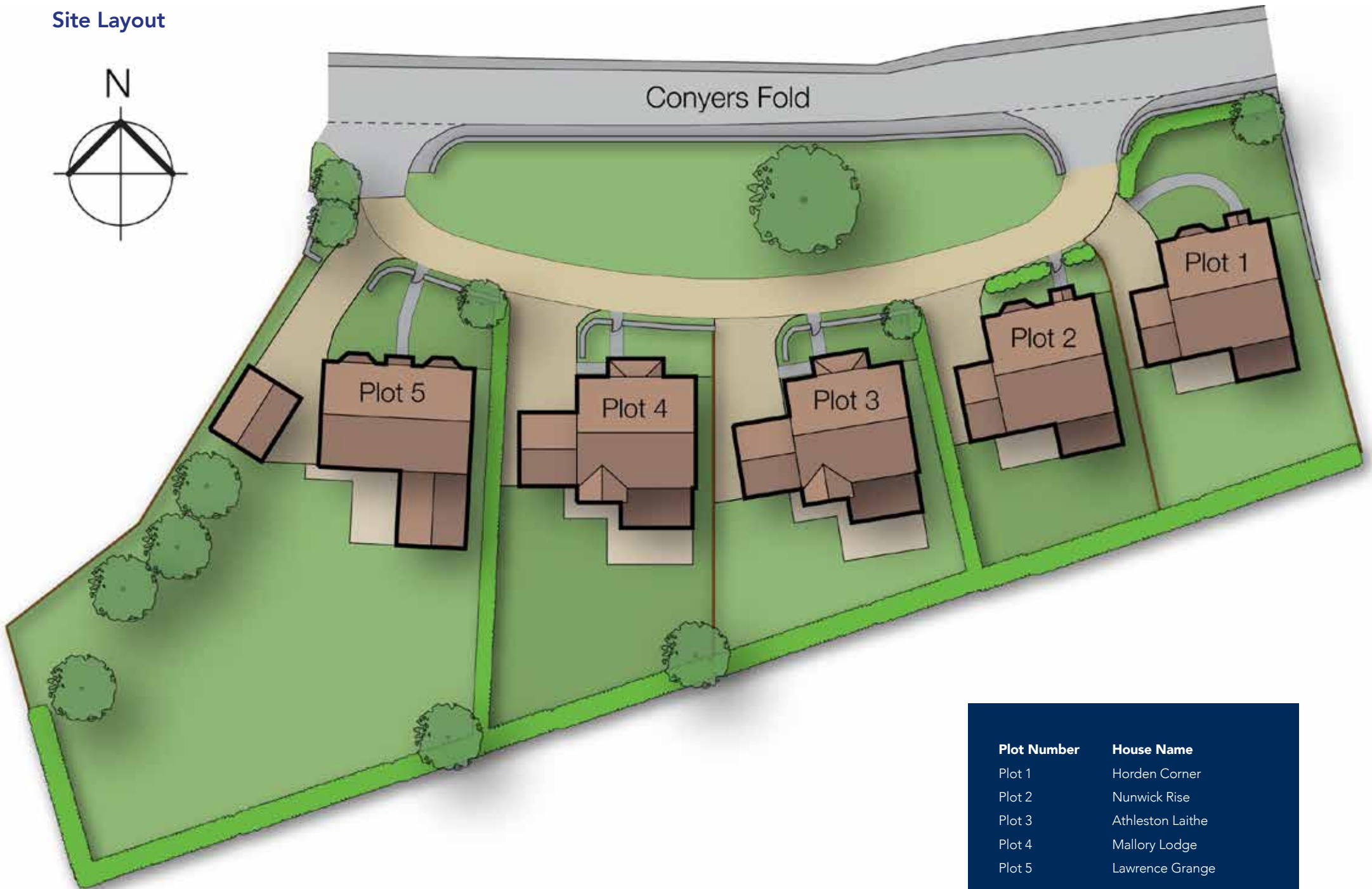
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# Site Layout



Plot Number	House Name
Plot 1	Horden Corner
Plot 2	Nunwick Rise
Plot 3	Athleston Laithe
Plot 4	Mallory Lodge
Plot 5	Lawrence Grange

# Horden Corner & Nunwick Rise

## FOUR BEDROOM DETACHED

This superbly designed property, offering 3 levels of living space, features a spacious lounge with a bay window flooding the room with light. The large open plan kitchen/family/diner to the rear with easy access to the private garden through bi-fold doors. The separate utility room with an exterior door and downstairs WC complete the ground floor accommodation.

Climb the stairs to the first floor and find three generously-sized double bedrooms, one with an ensuite, and a large family bathroom. To the second floor is the large master bedroom suite offering an ensuite and dressing room.

Externally is a carport, ample space for parking and turfed gardens to the front and rear.



### Dimensions

#### Ground Floor

	metric(m)	Imperial
Lounge	5097 x 3382(min)	16'9" x 11'2"
Kitchen	5585 x 4672(max)	18'4" x 15'4"
Family/Dining	5590 x 5558 (min)	18'4" x 18'3"
Utility	3027 x 1837	9'11" x 6'0"

#### First Floor

	metric(m)	Imperial
Bedroom 2	3892 x 4612 (min)	12'9" x 15'1"
Bedroom 3	4485 x 3897	14'8" x 12'9"
Bedroom 4	5103 x 3382	16'9" x 11'1"

#### Second Floor

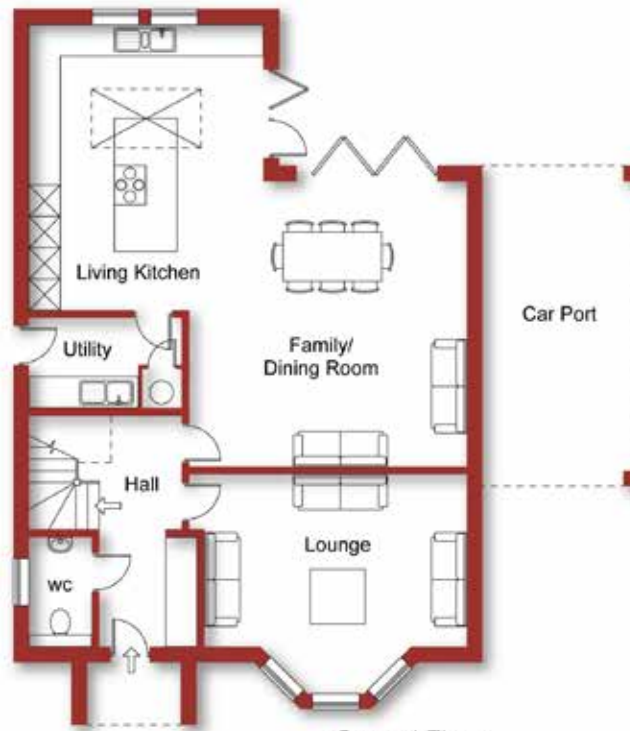
	metric(m)	Imperial
Master Bedroom	4221 x 3925(max)	13'10" x 12'11"
Dressing Room	4221 x 1637	13'10" x 5'4"

#### Total GIA

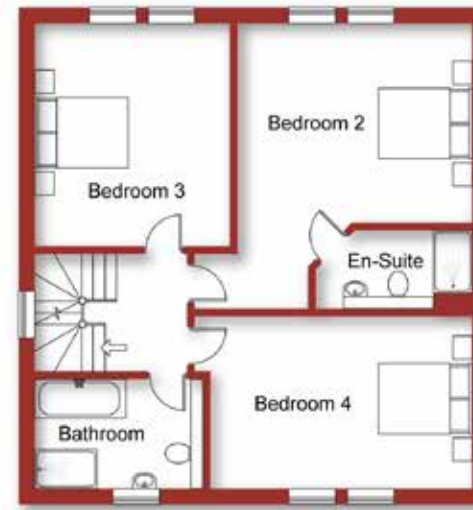
**210.6sqft**

**22668sqft**

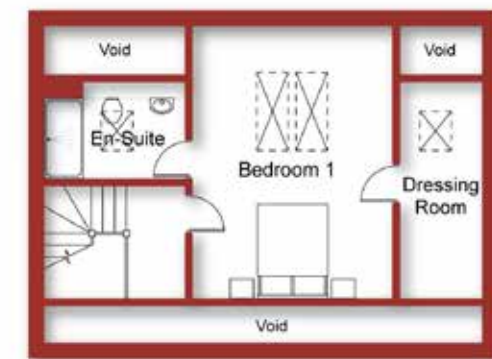
\*Note all dimensions are subject to minor amendments and should not be fully relied upon.



Ground Floor



First Floor



Second Floor



# Athleston Laithe & Mallory Lodge

## FIVE BEDROOM DETACHED

Filled with modern luxuries, this 5 bedroom house, built over 3 levels is finished to a superb standard and offers the perfect fusion of a traditional house with well-planned modern accommodation. The central porch opens into the hallway. To the left is the spacious lounge and to the right is the snug or study, ideal for homeworking. The heart of the home is located to the rear and you cannot fail to be impressed by this open plan kitchen/family/dining room. A separate utility and downstairs cloakroom complete the ground floor accommodation.

On the first floor are 4 double bedrooms, one with an ensuite and the family bathroom. The fabulous master suite on the second floor includes a walk-through dressing room and a sumptuous ensuite.

Externally, the double carport is accessed via the utility room. Turfed gardens to the front and rear and a rear patio offers the perfect outdoor entertainment space.



### Dimensions

Ground Floor	metric(m)	Imperial
Lounge	5085 x 3425	16'8" x 11'3"
Snug	3387 x 2735	11'1" x 9'0"
Kitchen/dining	6812 x 5472 (max)	22'4" x 17'11"
Family	4562 x 3600	15'0" x 11'10"
Utility	2275 x 2576	7'6" x 8'5"

First Floor	metric(m)	Imperial
Bedroom 2	4499 x 4450(max)	14'9" x 14'7"
Bedroom 3	4499 x 3362 (min)	14'9" x 11'0"
Bedroom 4	5072 x 3426	16'8" x 11'3"
Bedroom 5	3426 x 2722	11'3" x 8'11"

Second Floor	metric(m)	Imperial
Master Bedroom	4526 x 4249 (max)	14'10" x 13'11"
Dressing Room	4761 x 2171	15'7" x 7'1"

<b>Total GIA</b>	<b>232.6sqft</b>	<b>2504sqft</b>
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\*Note all dimensions are subject to minor amendments and should not be fully relied upon.



# Lawrence Grange

## SIX BEDROOM DETACHED

This magnificent 6 bedroom house offers exceptional living and entertaining space over 3 floors. The double fronted home features beautiful bay windows to the two reception rooms; the large lounge to the right and the snug or office to the left. Bifold doors to the open plan living/family/kitchen floods the room with light and brings the outside in. With a separate boot room with utility area and downstairs WC/shower room Lawrence Grange is built with family needs in mind.

Climb the stairs to the first floor to find the amazing master bedroom suite complete with a walk in dressing area and a large en-suite. Three further double bedrooms, 1 with luxury en-suite plus the family bathroom completes the first floor.

The second floor offers two further double bedrooms and a shower room.

Externally Lawrence Grange sits in an enviably large plot of land and has a detached double garage.



### Dimensions

Ground Floor	metric(m)	Imperial
Lounge	5172 x 4824(min)	17'0" x 15'10"
Kitchen	6136 x 4670	20'2" x 15'4"
Family/Dining	6136 x 5950	20'2" x 19'6"
Boot room	3311 x 2812	10'10" x 9'3"
Snug	4449 x 3290(min)	14'7" x 10'10"

### First Floor

	metric(m)	Imperial
Bedroom 1	5197 x 3826	17'1" x 12'7"
Dressing area	2627 x 1413	8'7" x 4'8"
Bedroom 2	3887 x 3699(max)	12'9" x 12'2"
Bedroom 3	4097 x 3666(max)	13'5" x 12'0"
Bedroom 4	4097 x 3666(max)	13'5" x 12'0"

### Second Floor

	metric(m)	Imperial
Bedroom 5	5099 x 4708	16'9" x 15'5"
Bedroom 6	4861 x 4708	15'11" x 15'5"

**Total GIA 290.8sqft 3131sqft**

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



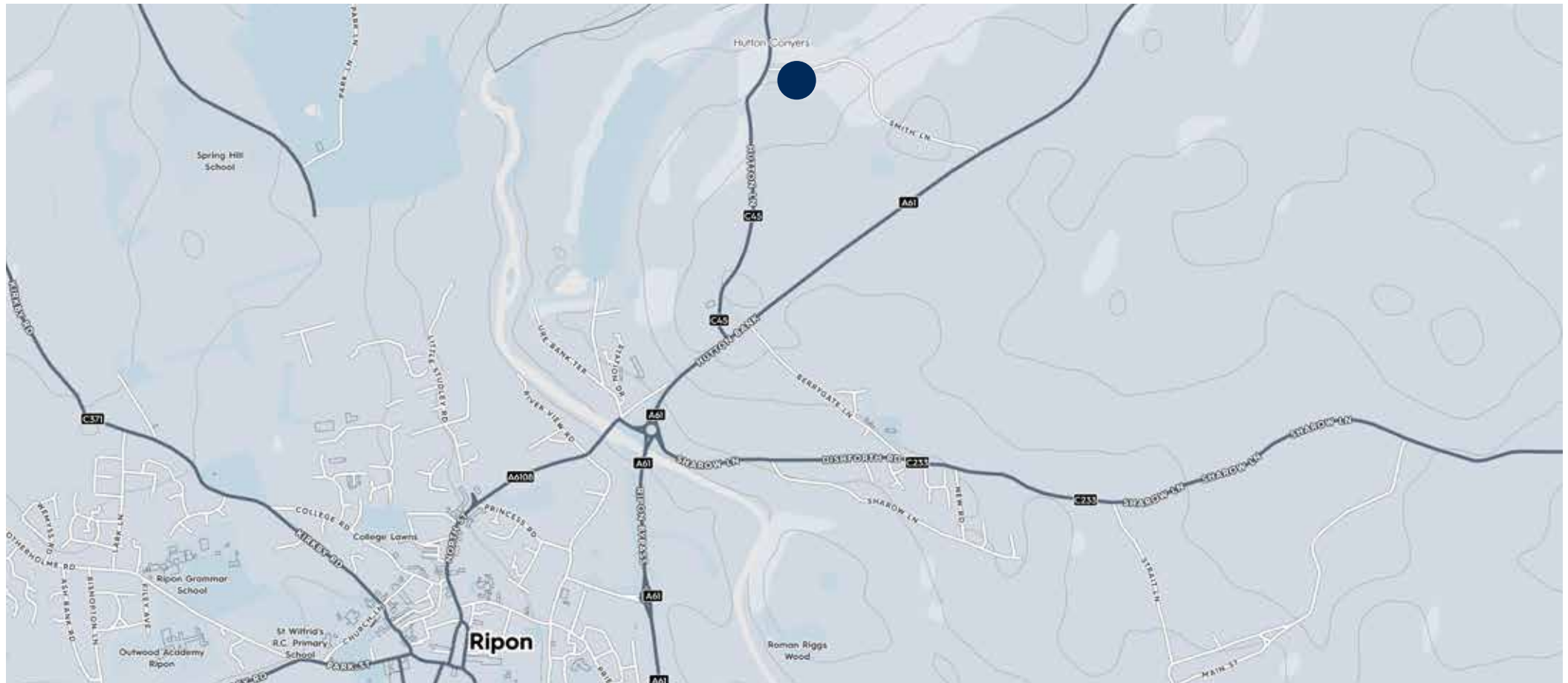






## Map & Directions

Leave Ripon on the A61 by-pass heading north and continue up Hutton Bank. At the brow of the hill turn left at sign for Hutton Conyers. Follow the road until reaching the village and before The Green at the triangle in the road, turn right past The Green and Conyers Fold can be found on the right hand side clearly identified by Agency signage.



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