



# The Briars

CHURCH LANE, RAINTON YO7 3PE

LINLEY &  
SIMPSON

Land & New Homes



# The Briars

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The Briars is a superb development of just two carefully designed properties set on the edge of the conveniently located village of Rainton, near Ripon and Boroughbridge. Built to exceptionally high standards, this development offers a wonderful opportunity to acquire one of these impressive 3 bedroom homes within this charming village.

Built using natural local stone, each property will boast a designer David Charles kitchen in a contemporary shaker style range that will fit seamlessly into the open plan dining kitchen living space and sumptuous high specification appliances. With an abundance of natural light, clever storage and purposeful planning, the fitted kitchens include soft closing drawers, an electric oven, ceramic hob and integrated dishwasher. The open plan living space further benefits from aluminium bi-fold doors to the patio and private rear garden. Each bathroom and en suite will have sleek sanitary ware and fittings with complimentary ceramic wall and floor tiles.

This outstanding development, by Harmby Homes, is designed to make the properties at The Briars a superb place to live, whether you are a growing family or looking for a change of lifestyle to a more conveniently situated countryside location.

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# RAINTON

Rainton is a peaceful and idyllic village, virtually equidistant from Ripon and Thirsk, and enjoys a beautiful countryside location complete with a cricket club, village green and pub. It's enviable position between the market towns of Ripon and Thirsk make the village ideally placed to provide all the advantages of rural living whilst having a wide range of services and amenities only a short journey away.

Five miles to the south and sat on the banks of the River Ure is the city of Ripon which 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. The city has several schools including Ripon Grammar School, historically rated as the top state school in the north, Outwood Academy plus a good choice of Primary schools.

To the north is Thirsk made famous the world over by the books, films and television series based on the life and work of vet James Herriot. Thirsk is a bustling, traditional market town with a stunning cobbled square holding twice weekly markets. This is complemented perfectly by a great selection of shops, cafes and restaurants – giving you all you could need close at hand.

All of this is set amongst North Yorkshire's stunning countryside. Those seeking the outdoors really are spoilt for choice with some of the country's most breath taking scenery on the doorstep.



# SPECIFICATION

## KITCHEN

- High quality kitchen units, worktops and splashback supplied and fitted by David Charles of Ripon
- Soft close cabinet doors to all units
- Bosch electric oven and induction hob with extractor chimney hood
- Integrated 50/50 fridge freezer
- Inset sink 1 ½ bowl and chrome mixer tap
- Integrated dishwasher
- Integrated wine cooler
- Quality floor tiles
- Recessed downlighters

## UTILITY

- High quality kitchen units, worktops and splashback supplied and fitted by David Charles of Ripon
- Soft close doors to all units
- Space and fittings for washer/dryer
- Quality floor tiles
- Recessed downlighters

## HALL/LANDING

- Oak handrail complete with oak newel post and glazed balustrade.
- Quality floor tiles

## HOUSE BATHROOM

- Vitra contemporary white sanitary ware
- Hansgrohe chrome single level basin mixer
- Shower with thermostatic multivalve with Raindance showerhead
- Separate bath with thermostatic bath filler
- Heated towel rail
- Quality wall and floor tiling (full tile to wet walls, half tile to non wet walls)
- Recessed downlighters

## EN SUITE BEDROOMS

- Vitra contemporary white sanitary ware
- Hansgrohe chrome single lever basin mixer
- Shower enclosure complete with glass door/chrome frame and thermostatic shower
- Heated towel rail
- Ceramic wall and floor tiling (full tile to wet walls)
- Recessed downlighters



*Please note images are for illustrative purposes only*

#### INTERNAL & EXTERNAL WINDOWS AND DOORS

- UPVC double glazed windows in Anthracite complete with handles
- Powder coated aluminium bifold doors to the kitchen
- UPVC front doors
- Contemporary oak timber internal fire doors complete with door furniture

#### ELECTRICAL

- Telephone points
- Television socket and aerial point to sitting room and dining kitchen
- Smoke detectors
- Front external sensor lights
- Front door bell
- 1 electrical car charging point
- Bluetooth fitted speakers to the house bathroom, en suites and dining kitchen

#### HEATING

- Underfloor heating to hall, dining kitchen, downstairs cloakroom and utility
- Air source heat pump heating system with radiators including thermostatic valves to the sitting room, first and second floor.

#### FLOORING

- Quality floor tiles to hall, dining kitchen, downstairs cloakroom, utility and bathrooms
- Carpet to the sitting room landing, stairs and bedrooms

#### DECORATION

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

#### EXTERNAL FEATURES

- Timber fencing to rear gardens
- Timber side gate to garden
- Gravel to driveway
- Block paving to parking areas

#### GARDEN

- Front and rear garden turfed
- Black limestone paving to rear garden
- Base laid for shed

#### WARRANTY

- 10 year warranty by LABC



*Please note images are for illustrative purposes only*



*Note: Images are for illustrative purposes only to indicate the quality and finish of the properties*

# 1 & 2 THE BRIARS

These superb 3 bedroom newly built homes offer excellent living and entertaining space with the stone built homes featuring a well-proportioned sitting room and a fantastic open plan living dining kitchen, making this the heart of the home. Bi-fold doors to the luxuriously designed kitchen fills the room with an abundance of light and seamlessly allows the living space to blend with the outdoor patio. An essential utility room and downstairs cloakroom complete the ground floor accommodation.

To the first floor is a guest bedroom with en suite shower room, a further double bedroom and the sumptuously finished main house bathroom. A second floor takes you to the generously sized principal bedroom with en suite shower room and ample storage facilities.

Externally, the properties sit within private landscaped gardens in a peaceful location with plentiful allocated off street parking and visitor space.

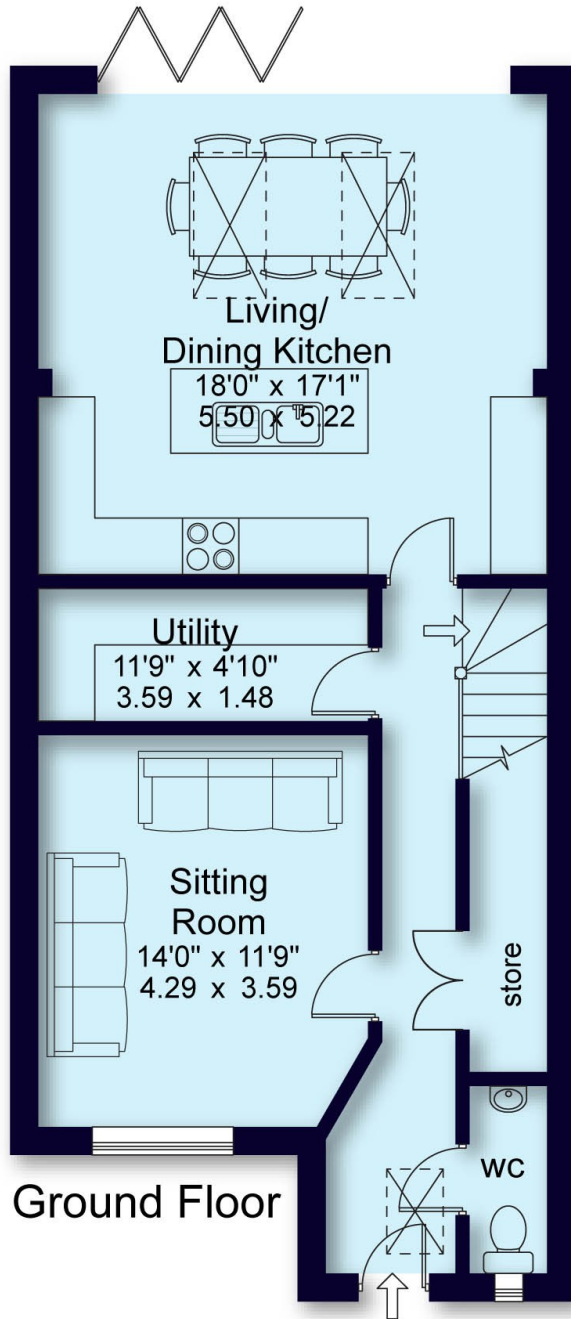
DIMENSIONS	METRIC	IMPERIAL
<b>Ground Floor</b>		
Sitting Room	4.29 x 3.59	14'0" x 11'9"
Living Dining Kitchen	5.50 x 5.22	18'0" x 17'1"
Utility	3.59 x 1.48	11'9" x 4'10"
<b>First Floor</b>		
Guest Bedroom	3.60 x 3.31	11'9" x 10'10"
Bedroom 3	3.80 x 3.60 (max)	12'5" x 11'9"
<b>Second Floor</b>		
Principal Bedroom	5.10 x 4.50 (max)	16'8" x 14'9"
<b>Total</b>	<b>136.73sqm</b>	<b>1,475 sqft</b>

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

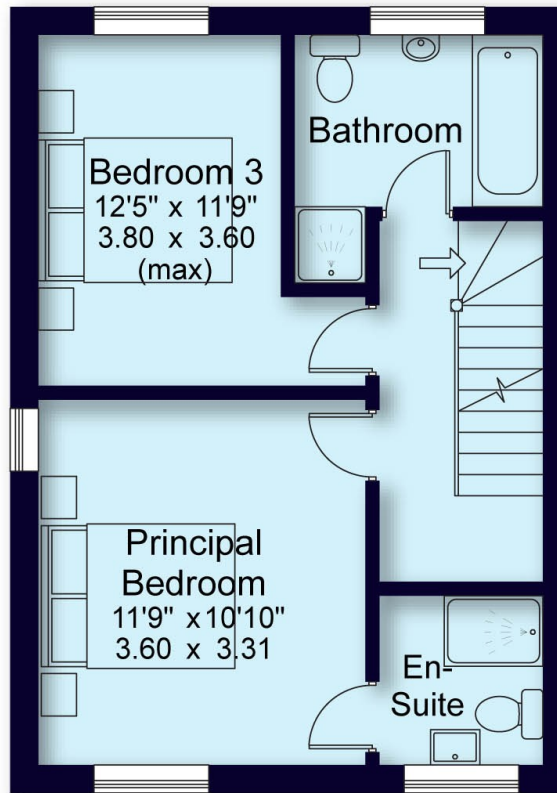


# PLOT 1

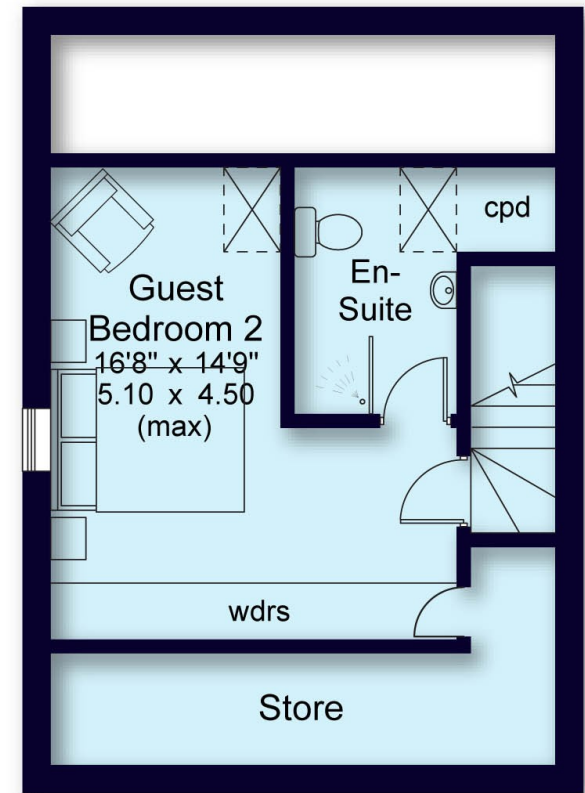
Approx Gross Floor Area = 1475 Sq. Feet  
= 136.73 Sq. Metres



Ground Floor



First Floor



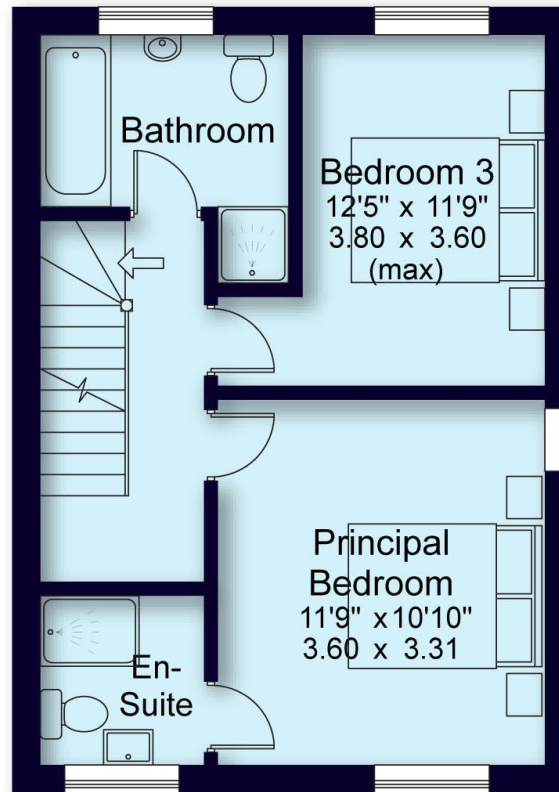
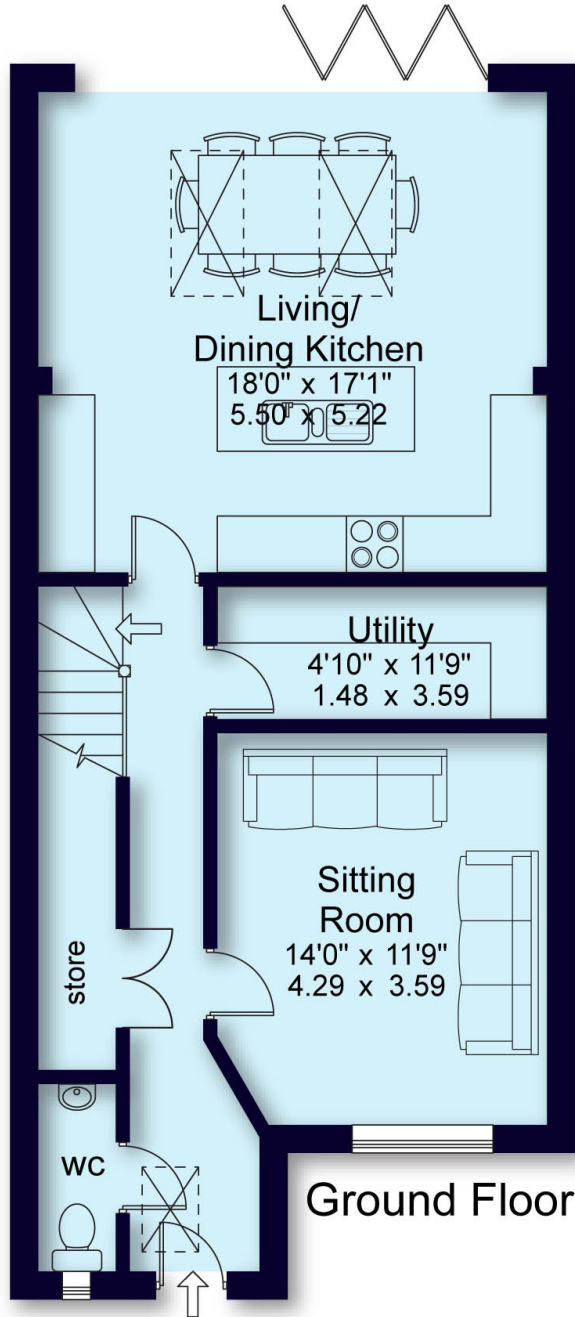
Second Floor

For illustrative purposes only. Not to scale.

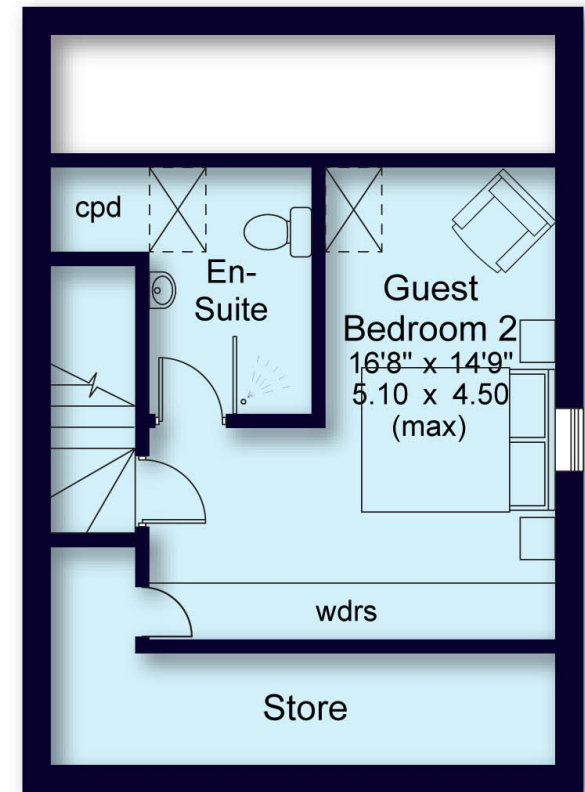


## PLOT 2

Approx Gross Floor Area = 1475 Sq. Feet  
= 136.73 Sq. Metres



First Floor



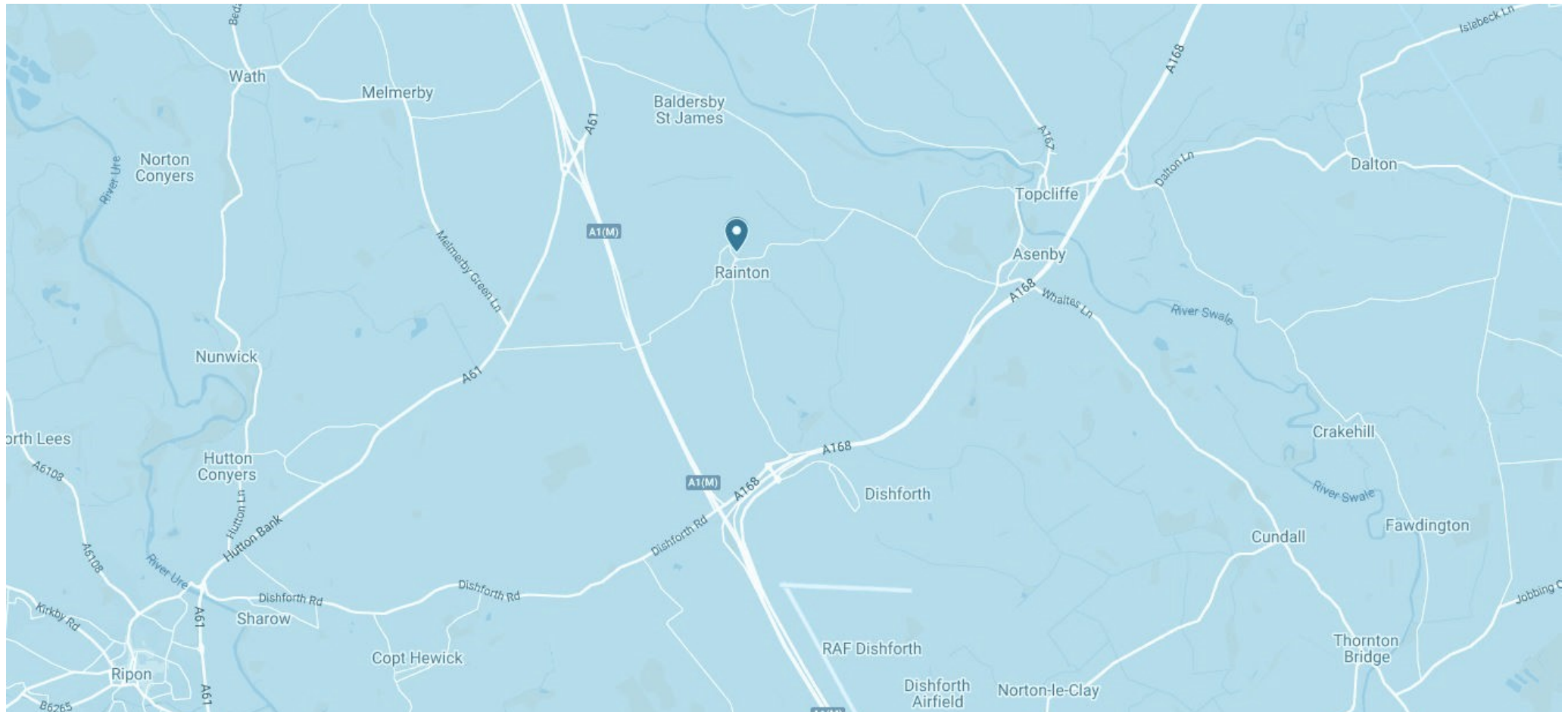
Second Floor

For illustrative purposes only. Not to scale.

## MAP & DIRECTIONS

SAT NAV POSTCODE: YO7 3PE

FROM RIPON: Head north-east on the Ripon bypass (A61) towards Hutton Lane and continue to follow the A61 for approx. 2 miles. Take a right turn onto Shambles Lane until the end of the road where you will then need to follow on to Sleights Lane, taking you to a bridge with traffic lights. Cross the bridge and turn right at the next junction and follow Sleights Lane for less than a mile, past the village green, and take the left turn onto Church Lane at the second green. Continue left again, heading north up Church Lane for approx. 230 feet until you see the development on the right, clearly visible from the agency signage.



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