

# 2 Cow Close Lane

MOORSHOLM | SALT BURN BY THE SEA



# DISCOVER YOUR DREAM HOME

THE VILLAGE OF **MOORSHOLM** IS PERFECTLY SITUATED JUST OUTSIDE OF THE NORTH YORK MOORS NATIONAL PARK, WITHIN EASY REACH OF SALT BURN (5MILES), WHITBY (15MILES), TEESIDE AND MANY OTHER NORTH YORKSHIRE HOTSPOTS.

OUR SITE ON COW CLOSE LANE HAS BEEN CAREFULLY DESIGNED TO INCLUDE KEY FEATURES OF A TYPICAL MID-19TH CENTURY FARMSTEAD USING LOCALLY SOURCED, TRADITIONAL MATERIALS IN KEEPING WITH THE THE SURROUNDING AREA. EACH OF OUR FIVE NEW BUILD PLOTS BOASTS STUNNING VIEWS IN ALL DIRECTIONS WITH THE ROLLING HILLS OF THE NORTH YORK MOORS TO THE SOUTH AND THE NORTH SEA IN THE DISTANCE TO THE EAST.

WE ARE DETERMINED TO WORK CLOSELY WITH EACH AND EVERY CLIENT TO PROVIDE A LUXURY HOME TAILORED TO SUIT THEIR INDIVIDUAL TASTES AND NEEDS. IN ADDITION TO THIS, EACH PROPERTY ALSO COMES WITH THE OPTION TO PURCHASE PART OF THE SURROUNDING 3-ACRE PADDOCK, MAKING THIS SITE TRULY UNIQUE .



## WHERE ARE WE..?

DRIVE EAST ON THE A171 AND TAKE A LEFT ON TO FREEBROUGH ROAD WHEN YOU REACH FREEBROUGH HILL.. AS YOU DRIVE TOWARDS THE VILLAGE ITSELF YOU WILL SOON SEE OUR AMAZING MOORSHOLM SITE TO YOUR EAST.

### LINGDALE:

DISTANCE: 3 MILES  
TRAVEL TIME: 5 MINUTES

### GUISBOROUGH:

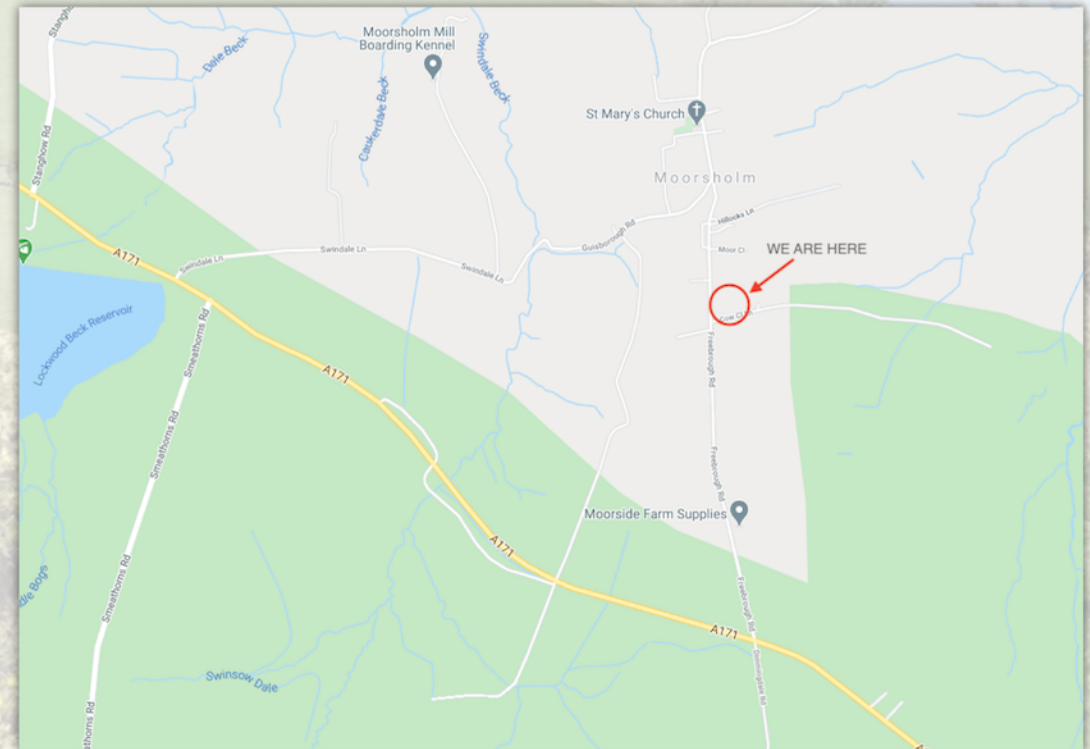
DISTANCE: 7 MILES  
TRAVEL TIME : 13MINS

### SALT BURN:

DISTANCE 8 MILES  
TRAVEL TIME : 17MINS

### WHITBY:

DISTANCE: 15 MILES  
TRAVEL TIME : 22MINS





# HOME SPECIFICATION...



## INTERNALS

FULLY FITTED HIGH SPEC KITCHEN INCLUDING INTEGRATED APPLIANCES, MODERN SHAKER STYLE KITCHEN UNITS, QUARTZ WORKTOPS AND LOW ENERGY LED LIGHTING AS STANDARD.

LUXURY 'ROCA' BATHROOM SUITES INCLUDING SHOWER ENCLOSURES, BATHS, TOILETS, SINKS ETC WITH CHROME FIXTURES AND FITTINGS.

ALL FLOOR COVERINGS INCLUDED - ENGINEERED HARDWOOD FLOORING TO KITCHEN/DINER, TILING TO BATHROOMS AND EN-SUITES, CARPETS TO BEDROOMS AND LIVING ROOM.

OAK COTTAGE STYLE INTERNAL DOORS THROUGHOUT WITH BRUSHED CHROME IRONMONGERY.

GENEROUS NUMBER OF SOCKETS TO EACH ROOM INCLUDING ALL LIGHTING, SWITCHES AND TV POINTS THROUGHOUT.

HIGH SPEED FIBRE BROADBAND CONNECTION TO PROPERTIES.

ALL ROOMS DECORATED WITH NEUTRAL COLOURS TO WALLS AND TIMBER WORK. DOORS SEALED/VARNISHED AS NECESSARY.

## CONSTRUCTION

- \* HIGH PERFORMANCE, LOCALLY SOURCED BUILDING MATERIALS USED THROUGHOUT.
- \* BURNT RED CLAY PAN-TILES TO ROOF.
- \* WEINERBERGER JEWEL MULTI, RED, HANDMADE BRICKS TO EXTERNAL WALLS.
- \* PROFESSIONAL CONSULTANTS CERTIFICATE GIVEN WITH EACH PROPERTY PROVIDING 6 YEARS PROFESSIONAL INDEMNITY INSURANCE.



## ECO-FRIENDLY DESIGN

- \* AIR-SOURCE HEAT PUMP .
- \* UNDERFLOOR HEATING SYSTEM TO GROUND FLOOR.
- \* MINIMUM OF A-B EPC RATING GUARENTEED.
- \* HIGHLY INSULATED FLOORS, WALLS AND CEILINGS.
- \* LOW ENERGY LED LIGHT FITTINGS TO KITCHEN, BATHROOMS AND EN-SUITES.
- \* LOCALLY SOURCED BUILDING MATERIALS USED THROUGHOUT.



## EXTERNAL

- \* DOUBLE-GLAZED ANTHRACITE GREY WOODGRAIN EFFECT WINDOWS AND COMPOSITE DOORS AS STANDARD.
- \* ANTHRACITE GREY, ROLLER SHUTTER GARAGE DOOR WITH REMOTE CONTROL.
- \* LANDSCAPING TO GARDEN AREA INCLUDING TOP-SOIL AND GRASS SEED. PATIO AREAS ETC AVAILABLE ON REQUEST.
- \* HIGH SPEC EXTERNAL LIGHTING INCLUDED.
- \* BOUNDARY STOCK FENCES TO GARDEN AND Paddock.





# DESIGNED WITH YOU IN MIND...

ALL OUR NEW BUILD PROPERTIES ARE BUILT AND FINISHED TO THE HIGHEST SPEC. IF YOU'RE LUCKY ENOUGH TO PURCHASE ONE OF OUR PROPERTIES AT THE 'DESIGN STAGE' THEN YOU'LL BENEFIT FROM HAVING A WIDE RANGE OF DIFFERENT OPTIONS TO CHOOSE FROM WHEN IT COMES TO THE INTERNAL FINISHES. CONTACT A MEMEBER OF OUR TEAM FOR MORE INFORMATION...

**LOW ENERGY LIGHT FITTINGS**  
IN ALL OUR KITCHENS AND  
BATHROOMS

CHOOSE FROM A RANGE OF  
**DIFFERENT STYLES AND COLOURS**  
TO CREATE YOUR PERFECT KITCHEN

**INTEGRATED A-RATED APPLIANCES**  
INCLUDING MID-HEIGHT OVENS,  
ELECTRIC HOB AND COOKER HOOD

**FLOOR COVERINGS**  
INCLUDED THROUGHOUT  
ALL OUR HOMES



# DESIGNED WITH YOU IN MIND...

ALL WALLS, CEILINGS AND  
TIMBERWORK **DECORATED**  
**USING NEUTRAL COLOURS**

**OAK COTTAGE STYLE DOORS**  
WITH BRUSHED CHROME  
IRONMONGERY AS STANDARD

GENEROUS NUMBER OF  
**SOCKETS, SWITCHES, TV**  
**POINTS** IN EVERY ROOM

**ENGINEERED HARDWOOD**  
**FLOORING** THROUGHOUT  
KITCHEN/DINING ROOMS



# UNIT 2

BEDROOMS X 5 | W.C X 4 | 206M<sup>2</sup>





# UNIT 2

## GROUND FLOOR

LIVING ROOM	6400 X 4400
KITCHEN DINER	6400 X 8200
UTILITY	4200 X 1900
DOWNSTAIRS Wc	1900 X 1500
GARAGE	5700 X 5400
HALLWAY	6400 X 1900

## FIRST FLOOR

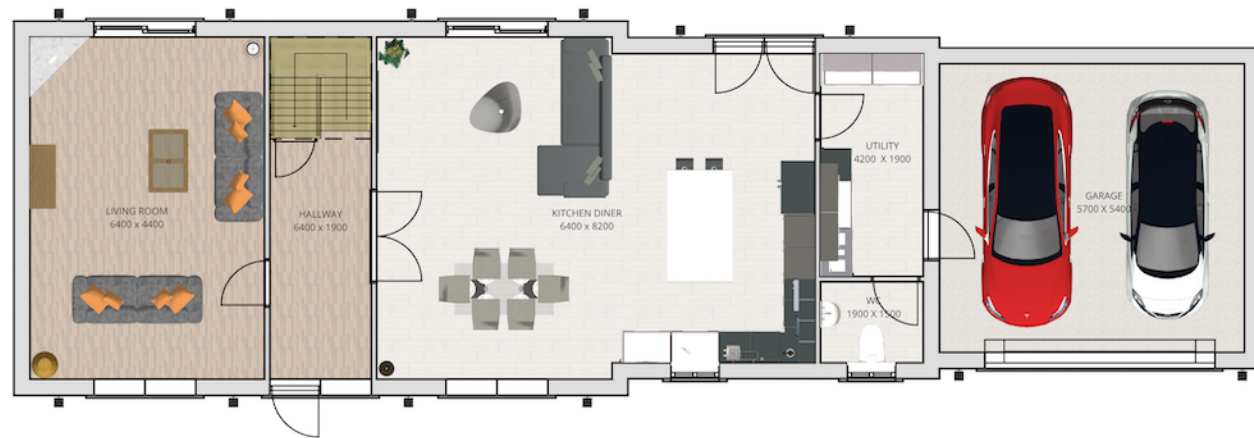
MASTER BEDROOM	5800 X 4250
MASTER BED EN-SUITE	2300 X 1350
BEDROOM 2	4400 X 3150
BEDROOM 3	4400 X 3150
BEDROOM 4	4050 X 2600
BEDROOM 5	4400 X 2600
MAIN BATHROOM	3700 X 2600

## EXTERNAL FEATURES

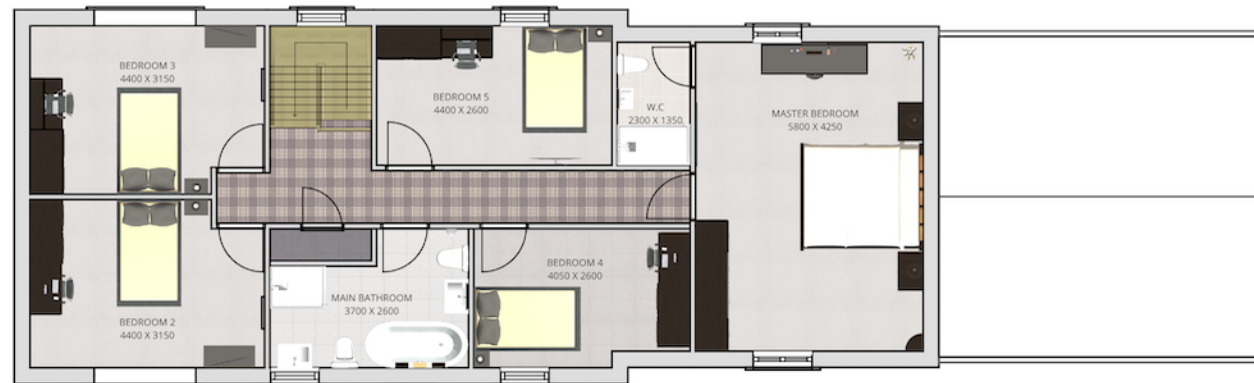
HANDMADE RED BRICK(WEINERBERGER JEWEL-MULTI) EXTERNAL BRICKWORK. BURNT RED, CLAY PAN-TILES TO ROOF. LOCALLY SOURCED SANDSTONE HEADS AND SILLS. DOUBLE GLAZED CASEMENT WINDOWS. CAST IRON EFFECT GUTTERING.

## INTERNAL FEATURES

AIR SOURCE HEATING SYSTEM. UNDERFLOOR HEATING TO GROUND FLOOR, RADIATORS TO FIRST FLOOR. OAK VENEER DOORS. FITTED KITCHEN, UTILITY, BATHROOM AND W.Cs. LIGHTING, SOCKETS, T.V POINTS THROUGHOUT INC BT PHONE LINE. FLOOR COVERINGS TO INCLUDE TIMBER FLOORING, FLOOR TILES AND CARPETS. NEUTRAL MIST COAT DECORATING TO WALLS, CEILINGS AND WOODWORK.



GROUND FLOOR PLAN



FIRST FLOOR PLAN



# UNIT 2



KITCHEN/DINER



LIVING ROOM



ENTRANCE HALLWAY



UTILITY ROOM



KITCHEN/DINER - COURTYARD VIEW



## UNIT 2



MASTER BEDROOM



MAIN BATHROOM



BEDROOM 3



MASTER BEDROOM



LANDING



EN-SUITE