



# LAMBERT RASKELF ROAD

Brafferton, York, YO61 2PG



**GSC GRAYS**  
PROPERTY • ESTATES • LAND

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A FABULOUS NEWLY BUILT 4 BEDROOM DETACHED HOUSE - Forming part of a bespoke development of only five high specification eco-friendly homes, comprising two spacious 4 bedroom family houses, two stylish 3 bedroom village houses and an individual 2 bedroom bungalow on the edge of a popular village between Boroughbridge and Easingwold, convenient for the A1(M) motorway, Ripon, Thirsk, York and Harrogate.

- SUPERB NEWLY BUILT FAMILY HOME
- 4 Double bedrooms, 3 bath/shower rooms
  - Impressive open plan living space
  - High eco- friendly specification
  - Popular convenient village location
  - Bespoke development of only 5 homes
  - Air source heating and Solar panels
  - Good accessibility



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#### Situation

The combined villages of Brafferton and Helperby are noted for their individual homes with amenities including two public houses, village hall, two churches, surgery, a butcher shop and public transport all being equi-distant from a wide range of amenities in both Boroughbridge and Easingwold. There is also a variety of private and public schooling options in the area. Whilst offering the best of North Yorkshire village living, the location is increasingly noted for its accessibility with the A1 (M) motorway to the west and A169/A19 to the north and east, providing accessibility to the region's commercial centres, including the likes of York and Harrogate as well as the Teeside and West Yorkshire conurbations. There are connections to the East Coast mainline rail service at Thirsk and York with airport options at Teeside and Leeds/Bradford.

#### Development

Specialist residential developers Sullivan Homes are again working in conjunction with highly respected local builders, AJ Hawkridge, combining their skills at Rowan Garth to construct a range of exceptional new homes that on the one hand respect the semi-rural setting and on the other exceed the high expectations of modern day living. The result is a development of only five homes, each being of different design whilst complimentary, and situated on a private driveway and overlooking a green that will be jointly owned to enhance the exclusive nature of the Rowan Garth development. There has been close attention to specification throughout the design process plus air source heating and solar roof panels which together with the benefits of traditional cavity wall construction justify the high B rated energy performance prediction.

#### Specification

As one would expect with a bespoke development of this calibre the specification throughout cannot fail to impress. Traditionally built with external design detailing that is individual to each of the five properties, these superb new homes which face south-east, benefit from air source heating and individual solar panels and high specification double glazing. Kitchens have been designed and supplied by David Charles including Bosch appliances with the sanitary ware equally impressive. The internal attention to detail includes oak handrails and the electrical design reflects the practical uses of the individual rooms with chrome wall switches and sockets internally. Externally, the immediate front gardens are turfed, with rear gardens seeded with appropriate fencing and/or hedging to delineate boundaries. All properties are offered with a 10 year major defect warranty plus manufacturer warranties on fittings where appropriate.

#### Accommodation

A particularly imposing double fronted 4 bedroomed detached property, Lambert House offers living accommodation of almost 2000 sq ft. The large spacious rooms with above average ceiling heights, include a generous formal sitting room with double sliding doors to the rear terrace and garden. The impressive high specification dining kitchen also has wide patio doors leading to the same terrace that faces west and ideal for afternoon sunshine. Also on the ground floor, there is a separate oversized study with the option of being a family room plus a cloaks/wc as well as a utility room that also connects to the double garage. There are 4 double bedrooms all leading off an impressive galleried landing, and including a lovely proportioned principal bedroom with en-suite, a guest bedroom also with en-suite plus a spacious house bathroom.

#### Tenure

Freehold with vacant possession on legal completion.

#### Services

Mains water, electricity and drainage. Air source heating and solar panels.

#### Viewings

Strictly by appointment with the agent. GSC Grays 01423 590 500 [tajw@gscgrays.co.uk](mailto:tajw@gscgrays.co.uk)

#### What3Words

///thousands.slurs.troubled

#### Agents Note

The development has now been officially named as Townend Way, Brafferton, York YO61 2QW. The five respective owners will jointly own, and maintain, the roadway together with the associated pathways, the mature boundary hedge that fronts the highway, as well as the open areas of grass to the front of the development.

#### Disclaimer

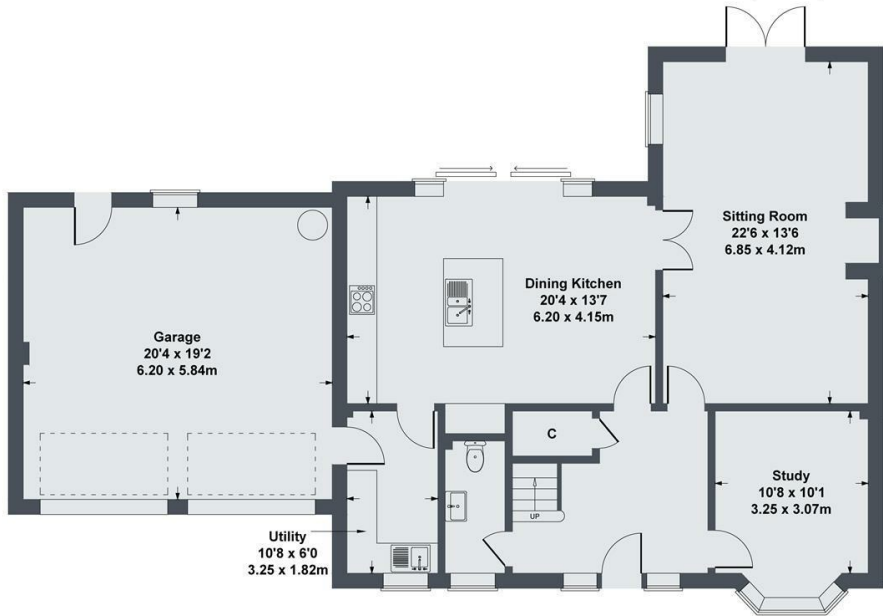
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6. Please discuss with us any aspects that are important to you prior to travelling to the property.

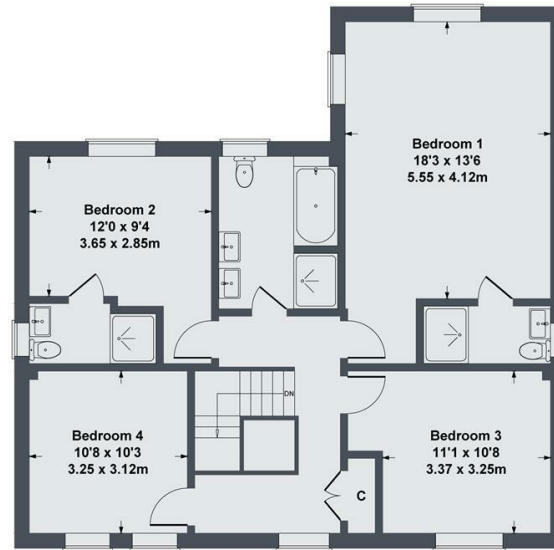


## Plot 4, Rowan Garth, Brafferton Near Boroughbridge

Approximate Gross Internal Area  
 Main House = 1948 sq ft - 181 sq m  
 Garage = 388 sq ft - 36 sq m  
 Total = 2336 sq ft - 217 sq m



GROUND FLOOR



FIRST FLOOR

SKETCH PLAN FOR ILLUSTRATIVE PURPOSES ONLY

All measurements walls, doors, windows, fittings and appliances, their sizes and locations, are approximate only. They cannot be regarded as being a representation by the seller, nor their agent.

Produced by Potterplans Ltd. 2023

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) <b>A</b>		89	89
(81-91) <b>B</b>			
(69-80) <b>C</b>			
(55-68) <b>D</b>			
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not energy efficient - higher running costs			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC	



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