



TORSION
HOMES

Stags Way
Scorton
Richmond
DL10 6HB

Prices from £449,950



Overview

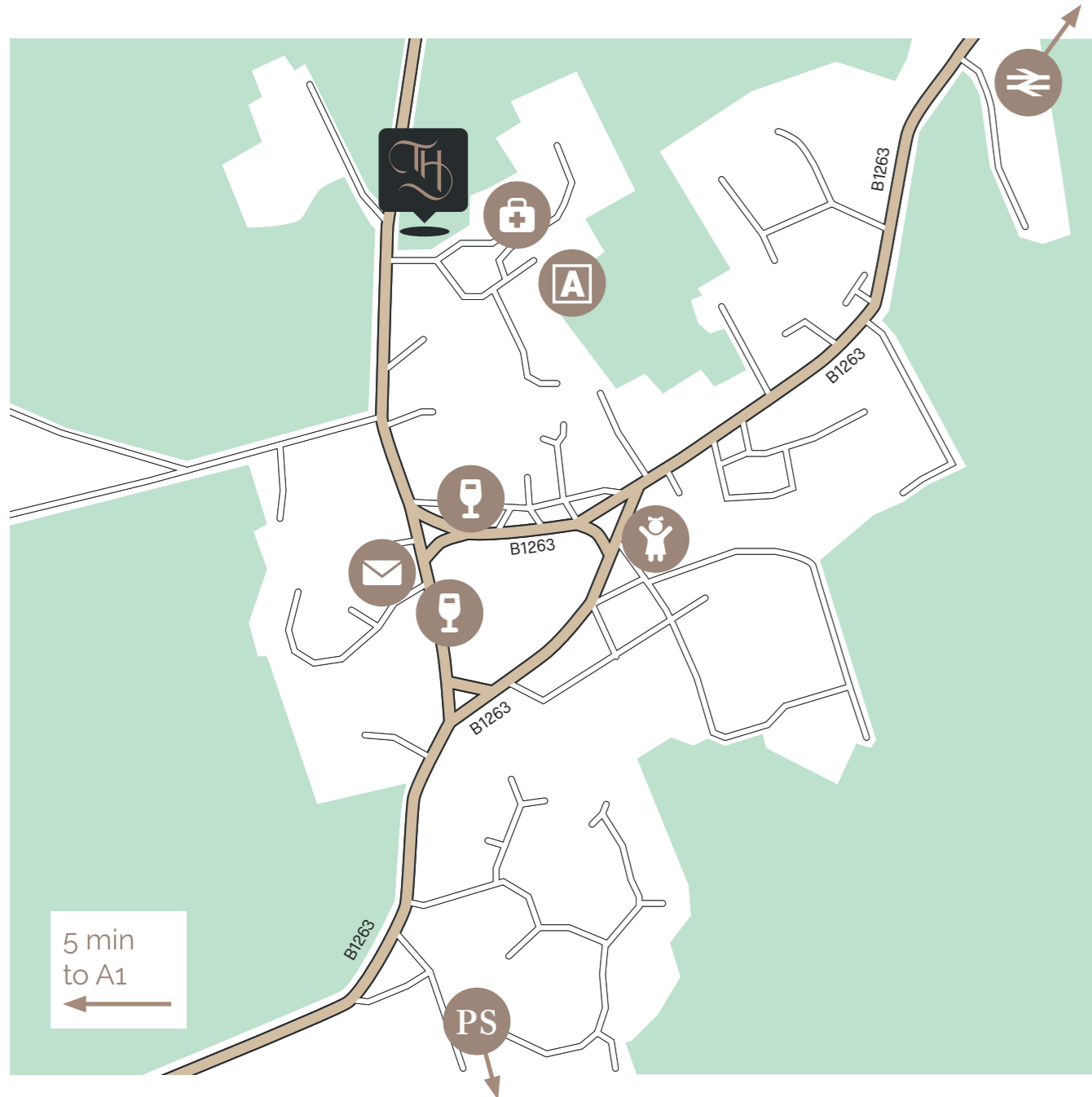
An exclusive development consisting of five beautifully designed village homes, offering a mix of three 3-bed and two 4-bed properties in the picturesque village of Scorton, located in the heart of Richmondshire, North Yorkshire.

Scorton is an affluent village known for its charming community atmosphere, just 2 miles east of Brompton-on-Swale, 6 miles from Richmond, and within easy reach of Northallerton and Darlington.









With excellent transport links to the A1(M) and A66(T), Scorton offers both tranquillity and convenience, making it ideal for commuters. This sought-after village lies within a designated conservation area and is home to a range of local amenities including two welcoming public houses, a village shop, post office, B&B accommodation, nursery, preschool, primary school, and the Scorton Medical Centre, ensuring a perfect blend of modern living in a historic setting.



It's all about location...



Local map...

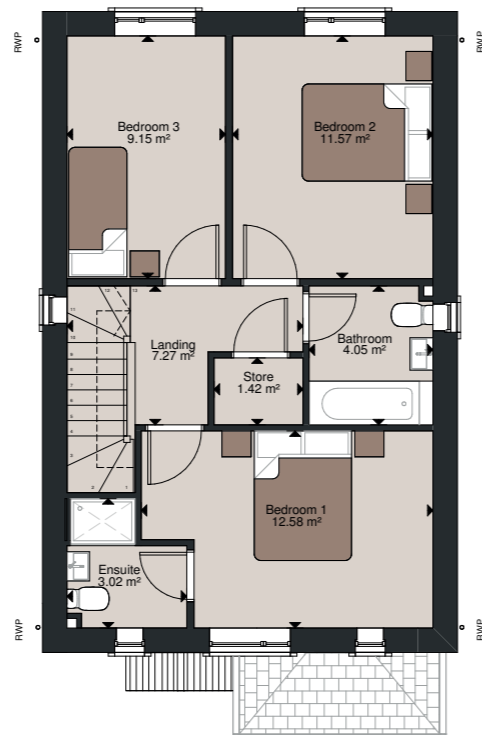
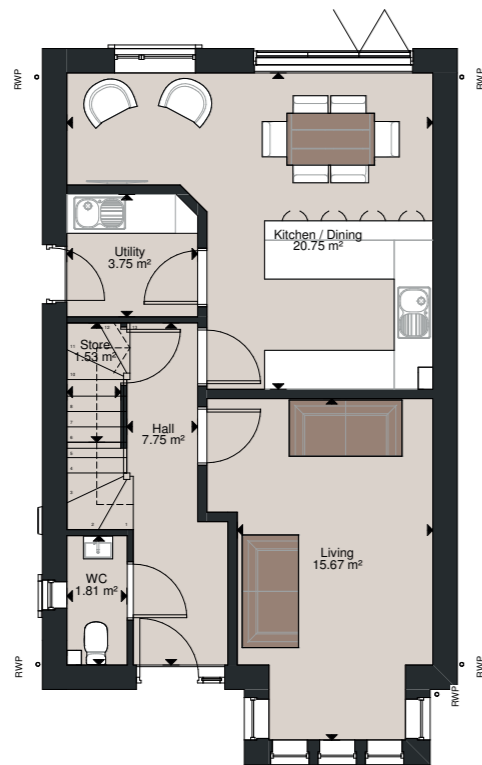
-  Public House - The Heifer House - Farmers Arms Inn
-  Medical Centre
-  Scorton Village Pre-School, located in the Village: Ofsted Outstanding
-  Little Learners Nursery
-  Northallerton Train station 20mins (regular trains to London KS (2:30hrs))
-  Post Office and Convenience Store
-  Bolton On Swale C Of E Primary School
-  Torsion Homes The Site

Site Plan with Plots

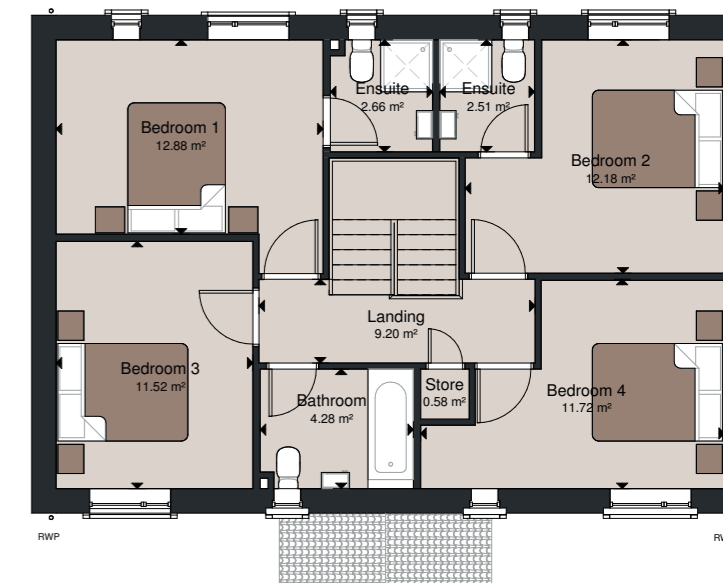
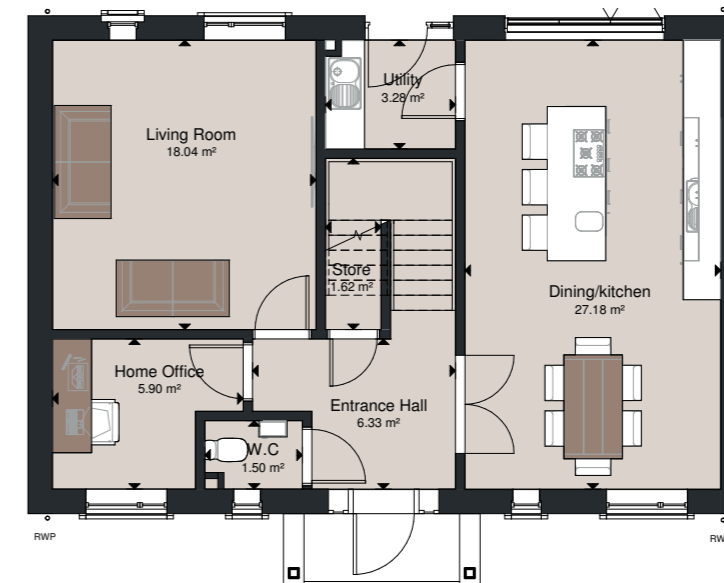
- Plot 1**
£499,950.00 (3bed)
- Plot 2**
£499,950.00 (3Bed)
- Plot 3**
£624,950.00 (4bed)
- Plot 4**
£599,950.00 (4Bed)
- Plot 5**
£449,950.00 (3Bed)



Typical Three-Bedroom House



Typical Four-Bedroom House



Ground Floor

	SqFt*
Hall	3'-7" x 17'-4"
Kitchen / Dining	18'-6" x 16'-0"
Living	9'-11" x 17'-3"
Store	2' 9" x 6' - 1"
Utility	6'-7" x 6'-2"
WC	3'-0" x 6'-7"

First Floor

	SqFt*
Bathroom	6'-3" x 7'-0"
Bedroom 1	14'-9" x 10'-0"
Bedroom 2	10'-2" x 12'-3"
Bedroom 3	8'-0" x 12'-3"
Ensuite	6'-1" x 6'-7"
Landing	11'-11" x 7'-0"
Store	4'-6" x 3'-5"

*dimensions are approximate and subject to change

Ground Floor

	SqFt*
Dining / Kitchen	12'-11" x 22'-8"
Entrance Hall	10'-3" x 7'-7"
Home Office	9'-7" x 7'-7"
Living Room	13' 4" x 14' - 7"
Store	2'-10" x 8'-8"
Utility	6'-7" x 5'-6"
W.C	4'-11" x 3'-5"

First Floor

	SqFt*
Bathroom	7'-9" x 6'-0"
Bedroom 1	13'-6" x 9'-10"
Bedroom 2	13'-1" x 11'-9"
Bedroom 3	9' 11" x 12' - 6"
Bedroom 4	15'-4" x 10'-7"
Ensuite	5'-2" x 5'-8"
Ensuite	4'-9" x 5'-8"
Landing	13'-11" x 4'-3"

*dimensions are approximate and subject to change

Homes Specification

Externally:

- Richmond smoked red facing bricks
- Wolds clay pantile roof tiles
- Double glazed PVCu windows and doors
- Composite doors set within PVCu frame
- Manually operated garage doors
- Electric car charging point
- Private cul-de-sac setting
- Garden and external space as site plan complete with timber fencing
- **Electrically operated garage doors available as an optional extra**

Kitchen:

- Quality hand painted shaker kitchen with solid carcass
- Low profile laminate worktops complete with matching upstands
- Splashback to hob (where applicable)
- Smeg appliances
 - Induction hob, oven and cooker hood
 - Integrated fridge freezer 50/50
 - Integrated dishwasher 600mm
 - Integrated washing machine
- Smeg sink, drainer and tap
- **Quartz / granite worktops available as optional extra**



Bathrooms and Ensuites:

- Vado brassware
- White Roca the gap sanitaryware
- Baths and showers as shown on the plans
- Tiled floor
- Full height tiling to shower areas, half height to bathroom
- Tiling to sink splashbacks



Homes Specification

Heating:

- High efficiency electric air source heat pump central heating
- Heated towel rail to bathrooms

Electrics:

- PIR external lighting
- White faceplates throughout
- TV point to lounge and master bedroom
- LED downlights to kitchen, WC, bathroom and ensuites
- Shaver points to all bathrooms
- Mains wired (with battery backup) smoke detector and carbon monoxide detector

Internal Joinery:

- Smooth softwood staircase
- Smooth softwood balustrades and handrails to staircases and landings
- Internal doors to be dordogne smooth with 75mm square edge MDF architraves
- 100mm square edge MDF skirting boards
- MDF window boards
- Contemporary ironmongery
- Insulated loft access hatch



Walls and Ceilings:

- Plastered walls and ceilings
- 2 coat white emulsion to walls and ceilings
- 2 coat satinwood decoration to woodwork

Garage:

- Concrete floor slab
- Blockwork walls

EPC Rating:

- Constructed to EPC Rating B
- Energy efficient air source heat pumps



Live in style

“At Torsion Homes, we are dedicated to creating homes that blend timeless charm with modern luxury. Our development in Scorton offers beautifully designed properties in one of North Yorkshire’s most desirable villages, providing comfort, style, and a true sense of community.”

Ian Worthington, Managing Director,
Torsion Homes.

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HOMES

