



TORSION HOMES

Roebuck Close
Scorton
Richmond
DL10 6HB

Prices from £449,950

Reserve now to beat
the **31st March 2025**
Stamp Duty Tax Increase





Overview

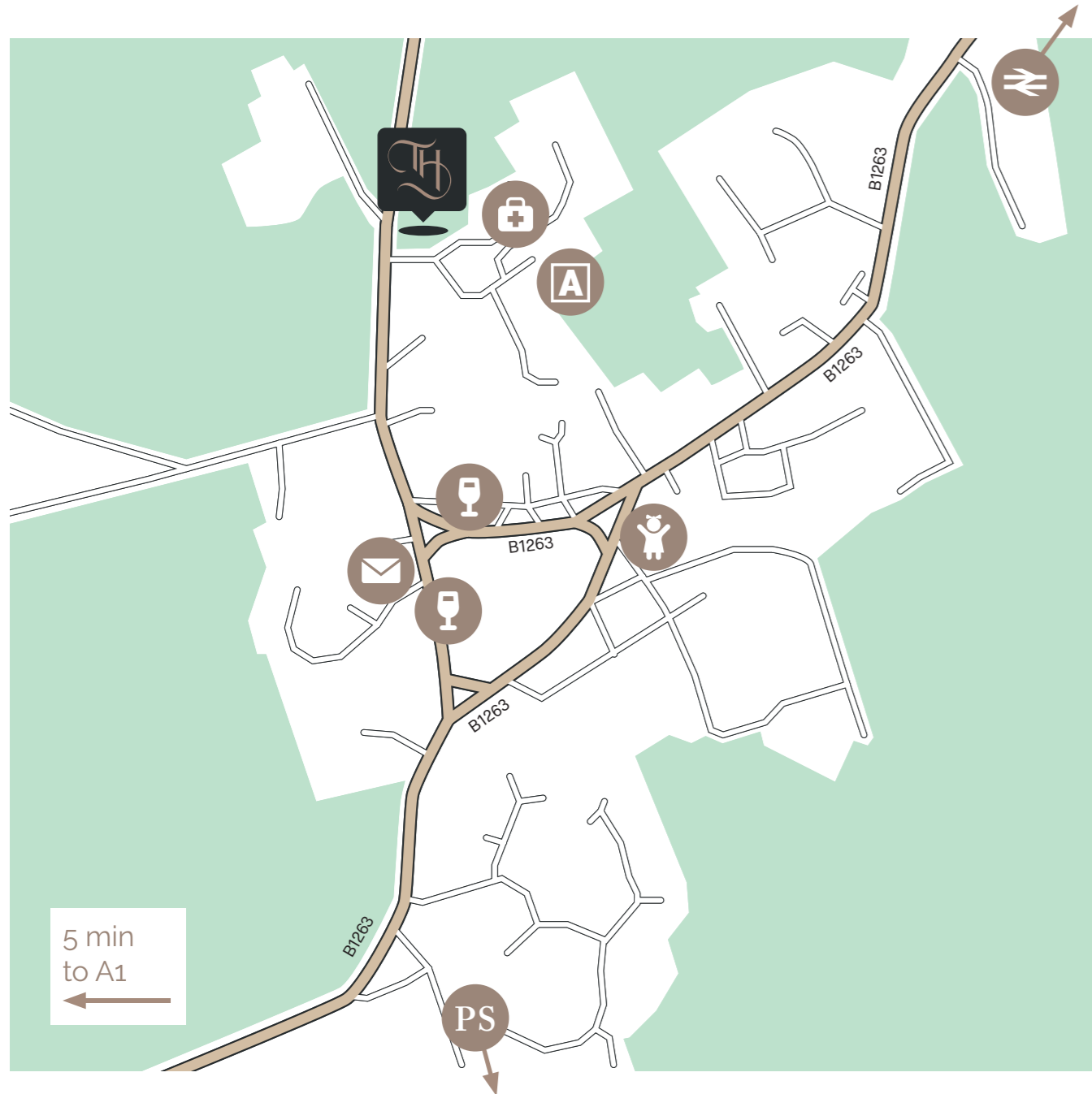
An exclusive development consisting of five beautifully designed village homes, offering a mix of three 3-bed and two 4-bed properties in the picturesque village of Scorton, located in the heart of Richmondshire, North Yorkshire.

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...

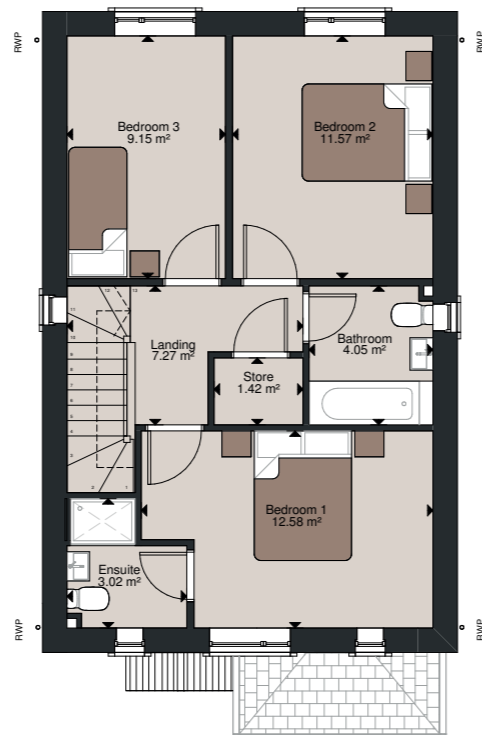
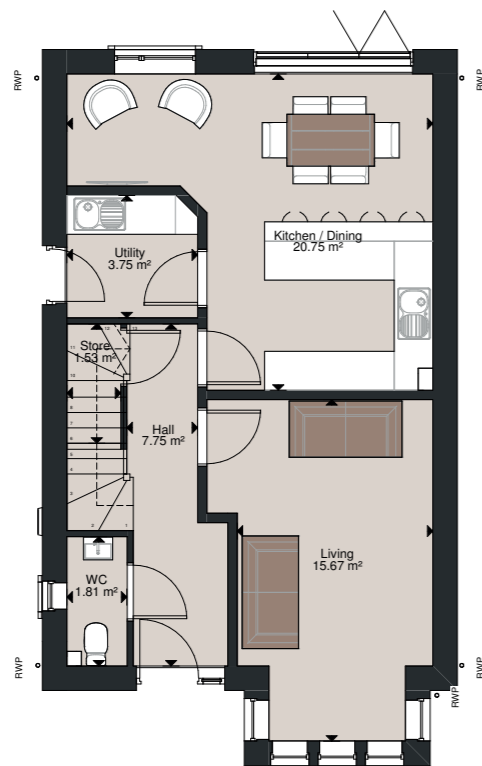
-  Public House - The Heifer House - Farmers Arms Inn
-  Medical Centre
-  Scorton Village Pre-School, located in the Village: Ofsted Outstanding
-  Little Learners Nursery
-  Northallerton Train station 20mins (regular trains to London KS (2:30hrs))
-  Post Office and Convenience Store
-  Bolton On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

Site Plan with Plots

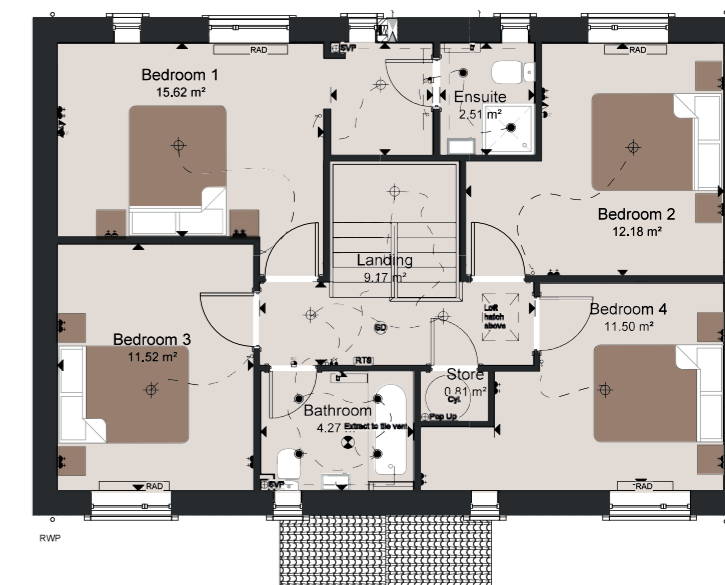
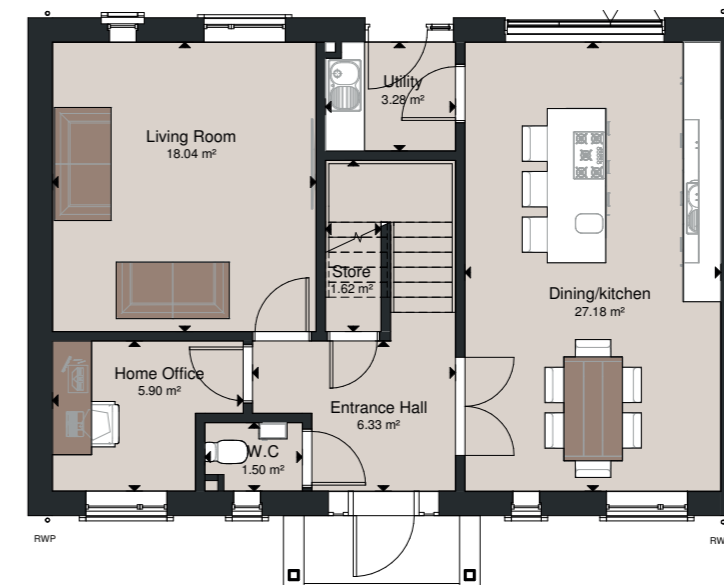
- Plot 1**
£499,950.00 (3bed)
- Plot 2**
£499,950.00 (3Bed)
- Plot 3**
£624,950.00 (4bed)
- Plot 4**
£599,950.00 (4Bed)
- Plot 5**
£449,950.00 (3Bed)



Plots 1, 2 and 5



Plots 3 and 4



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"
Dressing Area	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:

The homes at Scorton feature a timeless design with Richmond smoked red bricks and Wolds clay pantile roof tiles, offering both character and durability. Double glazed PVCu windows enhance comfort, while composite doors create a welcoming entrance. With a private cul-de-sac setting, gardens framed by timber fencing, and the convenience of an electric car charging point, these homes offer modern living in a peaceful, sought-after location. Optional upgrades, such as electrically operated garage doors, add a touch of luxury and ease.

Kitchen:

Featuring hand-painted shaker style cabinets by the exceptional British manufacturer Omega, based in Yorkshire, these kitchens combine elegance with practicality. You can choose to upgrade from laminate to beautiful quartz worktops, adding a touch of luxury. Fully equipped with SMEG integrated appliances, including a washing machine, dishwasher, fridge freezer, oven, hob, and cooker, they provide all the essentials for modern living.



Bathrooms and Ensuites:

Beautiful tiled bathrooms to include ROCA porcelain and Porcelanosa tiles.



PORCELANOSA



Homes Specification

Heating:

Equipped with high-efficiency electric air source heat pump central heating for sustainable comfort, and heated towel rails in the bathrooms for added warmth and luxury.

Electrics:

PIR external lighting for added security, white faceplates throughout for a clean, modern look, and TV points in the lounge and master bedroom for convenience. LED downlights illuminate the kitchen, WC, bathroom, and ensuites, while shaver points are provided in all bathrooms. Mains-wired smoke and carbon monoxide detectors, complete with battery backup, ensure safety and peace of mind.

Internal Joinery:

Beautifully finished with smooth softwood staircases and elegant balustrades and handrails that create a sense of space and style. Dordogne smooth internal doors and sleek MDF architraves and skirting boards provide a modern, refined touch throughout. The contemporary ironmongery adds a stylish detail, while the insulated loft access hatch enhances practicality. These thoughtful touches create a truly elevated living experience.



Walls and Ceilings:

Plastered for a flawless finish, with two coats of crisp white emulsion and satinwood on woodwork for a polished, modern look.

Garage:

Featuring a durable concrete floor slab and sturdy blockwork walls, designed for practicality and long-lasting quality.

EPC Rating:

Designed for efficiency to an EPC Rating B and feature energy-saving 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
(Member of the Chartered Institute of Builders)
Managing Director
Torsion Homes

irvings

sales • lettings

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TORSION
HOMES

