

Tall Trees

Harrogate

Nine Bespoke Residences. One Exceptional Standard.

Welcome to *Tall Trees*

An Exclusive Harrogate Address

Commanding a prominent corner at the junction of Hookstone Chase and Woodlands Road, Tall Trees offers the perfect blend of architectural style and luxury living. This is more than just a development; it is a boutique collection of only nine apartments, crafted by Rouse Homes for those who demand the extraordinary.

The Luxury of Connectivity

At Tall Trees, the heartbeat of Harrogate is never far away. Whether you are drawn to the refined charm of the Montpellier Quarter, a legendary afternoon at Bettys, or a curated evening at the town's award-winning theatres, you are mere minutes from the very best of North Yorkshire culture.

For the modern professional or discerning downsizer, Starbeck Station is a short stroll away, offering effortless transit to the commercial hubs of Leeds and York. Furthermore, the development's location within the catchment of the region's most sought-after schools—including St Aidan's and St John Fisher's—ensures your investment remains nested within the area's most desirable postcode.

Your Private Sanctuary

Boutique Living: An intimate community of just nine high-specification homes.

Prime Position: The perfect balance between town centre vibrancy and suburban calm.

Rouse Homes Craftsmanship: Every detail, from the masonry to the finishes, reflects an unwavering commitment to quality.

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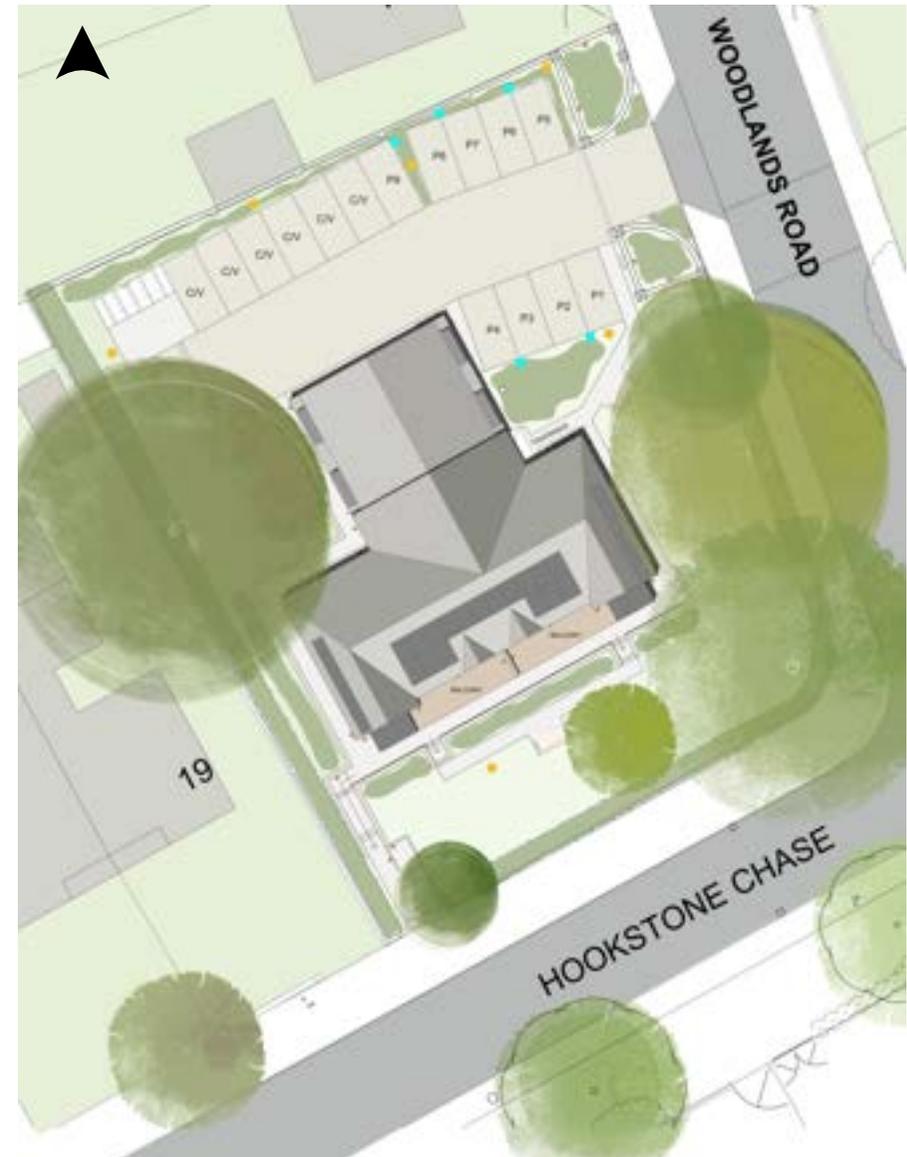
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Site Plan

Tall Trees is an exclusive boutique collection in Harrogate, where the focus is firmly on the finer details. With private gated access, the development offers complete seclusion for its residents. Each of the nine apartments showcases superior craftsmanship, featuring two sophisticated double bedrooms and two high-specification bathrooms.

Designed for entertaining, the open-plan layouts provide the perfect setting for dinner parties and weekend brunches. In select residences, private balconies and patios offer an additional touch of outdoor luxury.





The Belvedere

Apartment

The Belvedere is a spacious two-bedroom apartment featuring a private en-suite. Ranging from 1,011 to 1,044 sq.ft., these homes offer a choice of a private patio, a full balcony, or a Juliet balcony. For those seeking the fresh air, Apartments 1 and 4 provide the additional outdoor space.

	Width		Depth	
Living Area	3.9 m	12'7"	4 m (5.3m)	13'12" (17'6")
Kitchen and Dining	3.9 m	12'7"	5.58 m	18'3"
Utility	2 m	6'6"	1.2m	4'
Bedroom 1	3.1 m	10'1"	4 m	13'12"
Bedroom 2	3.1 m	10'1"	4 m	13'12"



Ground Floor

First Floor

Second Floor





The Linden

Apartment

The Linden is a spacious two-bedroom apartment with an en-suite and a choice of outdoor living: a patio, balcony, or Juliet balcony. These residences vary between 980 and 1,012 sq.ft., with Apartments 2 and 5 benefiting from the enhanced outdoor areas.



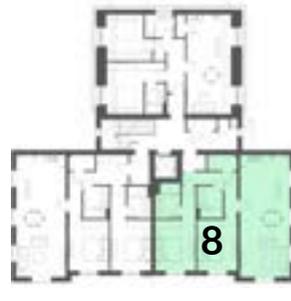
	Width		Depth	
Living Area	3.9 m	12'7"	4 m (5.3m)	13'12" (17'6")
Kitchen and Dining	3.9 m	12'7"	5.58 m	18'3"
Utility	2.3 m	7'5"	1.2m	4'
Bedroom 1	3.1 m	10'1"	4 m	13'12"
Bedroom 2	3.1 m	10'1"	4 m	13'12"



Ground Floor



First Floor



Second Floor



The Artisan

Apartment

Two-bedroom apartments, each featuring a private en-suite, range in size from 785 to 875 sq.ft. Every home offers a seamless open-plan living, dining, and kitchen area, perfectly designed for modern life.

	Width		Depth	
Living Area	3.86 m (3.825 m)*	12'7" (12'5")*	2.24 m	7'3"
Kitchen and Dining	3.86 m (3.825 m)*	12'7" (12'5")*	5.54 m	18'2"
Utility	0.69 m	2'2"	1.81 m	5'9"
Bedroom 1	3.345 m (2.64 m*)	10'10" (8'7")*	4 m	13'12"
Bedroom 2	3.345 m (2.64 m*)	8'7"	3.615 m	11'8"

* Apartment 9



Ground Floor

First Floor

Second Floor



Premium Specification

At Tall Trees, we don't just build homes; we curate spaces for those who refuse to compromise. Every residence at Hookstone has been crafted with an unwavering commitment to contemporary elegance and tactile quality.

From the moment you pass through the secure, electrically gated entrance, the bustle of the world fades. You're greeted by a sanctuary of mature greenery and professionally landscaped grounds—an exclusive backdrop for a superior living experience. Inside, the story continues with bespoke interiors, ensuring your home is as high-performing as it is beautiful.

Outdoor Living

- Generous Private Patios, Balconies & Juliet Balconies
- Landscaped Grounds with Mature Trees
- Private Parking Behind Electric Gates
- EV Charging to Every Allocated Space

Smart Home & Technology

- Intelligent Living, Seamlessly Integrated
- Full Smart-Home Automation
- Advanced Heating and Lighting Control
- Security & CCTV Integration

Security & Awareness

- Smart alarm system
- PIR motion detectors
- Touchscreen control panel
- Remote arm/disarm via mobile app
- Access to communal CCTV feeds

Access, Mobility & Convenience

- Video entry system for gate and main entrance
- Intercom calls direct to mobile phones
- Lift access to all floors
- Full fibre-ready internet

Heating, Comfort & Energy Efficiency

- Water-heated underfloor heating throughout
- Independent smart thermostats in every room
- EPC Band B
- Advanced insulation and reduced heat-loss fabric
- Photovoltaic panels supporting communal energy usage

Smart Home Technology

Every home includes a fully integrated smart-home suite featuring:

- Smart lighting control
- Smart heating/thermostat integration
- CCTV viewer with provision for additional private cameras
- Smart alarm interface and home-access integration
- Visitor and door entry system
- Remote control via the Hik-Connect mobile app

External Features & Landscaping

- Professionally landscaped communal gardens
- Mature trees framing the development
- Private patios, balconies, or Juliet balconies (plot-specific)
- Tranquil, green, and highly private setting

Managed Services

Enjoy an effortless, low-maintenance lifestyle with:

- Professional managing agent
- Grounds and landscaping maintenance
- Regular external window cleaning
- Cleaning and maintenance of all communal areas
- Full management of service contracts and inspections

Handover & Support

- Professional engineer setup of all smart systems
- Full user training on controls
- Dedicated after-sales support for a smooth move-in

KITCHEN & UTILITY

Beautifully designed, every Rouse Homes apartment benefit from a premium Symphony kitchen partnered with high-quality AEG integrated appliances, elegant CRL Stone worktops, premium sinks and taps, and intelligent internal storage systems.

The result is a kitchen that combines function, durability and refined style, tailored for modern living

Symphony Kitchen Styles:

• Brooklyn – Gallery Matt Handleless

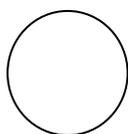
A contemporary handleless design featuring the elegant integrated J-pull profile for a calm, streamlined look. Brooklyn is finished in sophisticated matt tones – Indigo, Pearl Grey and White – bringing a sleek, modern aesthetic to every apartment.



Matt Indigo



Matt Pearl Grey



Matt White

• Harvard – Gallery Shaker

A timeless narrow-frame shaker door with super-matt, anti-fingerprint technology, offering classic charm with modern durability. Available in refined colours such as;- Alby Blue, Charcoal, Hunter Green, Pebble and Platinum, it suits buyers seeking heritage styling with contemporary performance.



Matt Alby Blue



Matt Charcoal



Matt Hunter
Green



Matt Pebble



Matt Platinum



Featured kitchen: Harvard.

• **New York – Gloss Handleless**

New York delivers a bright, modern aesthetic with its high-gloss finishes and smooth handleless aperture doors. Colour options include Gloss Dusk Grey, Gloss Pearl Grey and Gloss White, helping to amplify light and bring a polished, contemporary feel to the space.



• **Urban – Matt & Textured Contemporary**

Urban offers a bold, cosmopolitan look with super-matt surfaces and textured concrete finishes. Available in Indigo, Fern Green, Pebble, Cobble Grey, White, and Textured Concrete, Urban creates a statement kitchen with industrial-influenced styling.



Selected handles



AEG APPLIANCE PACKAGE

All apartments come equipped with a complete suite of integrated AEG appliances chosen for reliability, performance and contemporary design.

Cooking

- AEG 6000 SenseCook Oven – Multifunction oven with accurate temperature control and AquaClean self-cleaning.
- AEG 6000 CombiQuick Microwave/Oven – Faster cooking with combined microwave and traditional heat functions.

Hob & Extraction

- AEG 5000 Induction Hob – Fast, efficient induction cooking with intuitive control.
- AEG 6000 Hob2Hood Cooker Hood – Automatically adjusts extraction based on hob activity for a cleaner cooking environment.
- Cooling
- AEG 6000 TwinTech NoFrost Integrated Fridge Freezer – Dual cooling prevents frost and keeps food fresher for longer.

Laundry

- AEG 7000 Series Integrated Washer/Dryer – Efficient combined washer-dryer system ideal for apartment living.



Selected AEG Appliance

SINK & TAP SPECIFICATION

Premium Sink

Blanco Subline Silgranit Undermount Sink. A twin-bowl, undermount sink crafted from Silgranit for exceptional scratch resistance, hygiene and durability. Perfectly integrated into CRL Stone worktops for a seamless, modern finish.

Premium Tap

Crosswater PRO714DS – Choice of Finishes.

Available finishes:

- Chrome
- Matt Black
- Brushed Brass
- Brushed Stainless Steel
- Brushed Nickel

A premium single-lever tap offering reliable performance and elegant design.

Optional Tap Upgrade

- Quooker Fusion – Round or Square (PRO3).

Hot, cold and 100°C boiling water from one stylish tap. (Available as an optional buyer upgrade.)



STANDARD Crosswater tap



UPGRADE Quooker tap

WORKTOPS & SPLASHBACK OPTIONS

20mm CRL Stone Worktops

All kitchens feature with 20mm CRL Stone from our curated selection.

Features:

- Sleek 20mm profile
- Highly durable and easy to maintain
- Wide palette including marbles, concretes and stone finishes
- Option to continue stone up to the underside of wall units for a seamless splashback effect

PREMIUM STORAGE & INTERNAL FEATURES

- Kesseböhmer DISPENSA – Tall Larder System.
- Full-height cranked-frame wirework for maximum visibility and ergonomic storage.
- Kesseböhmer ARENA LeMans Corner System Smooth swing-out corner storage.
- Cutlery Trays for Atira Drawer Boxes.
- Precision-fitted trays ensuring well-organised drawer storage.
- Integrated Recycling Bin System.
- LED SLS Quadra Under-Cabinet Lighting;- slim, energy-efficient lighting.

A KITCHEN DESIGNED FOR MODERN LIVING

Each kitchen at Rouse Homes brings together beautiful cabinetry, high-performance AEG appliances, premium CRL Stone surfaces, refined sink and tapware, and intelligent storage – creating a space that is as functional as it is elegant.



BATHROOM & EN-SUITE

The Bathroom Collection: Refined Design & Engineering

Our bathrooms and en-suites are curated with a focus on precision, hygiene, and contemporary aesthetics. Every element is selected to ensure a seamless blend of luxury and everyday practicality.

- Crosswater tap - Drift Basin Monobloc - A signature piece of modern bathroom design, the Drift tap provides a sleek, minimalist accompaniment to any contemporary basin. Choose from three premium finishes to suit your style: Chrome, Brushed Brass, or Matt Black.
- Crosswater Shower Head - The pinnacle of brassware engineering, MPRO shower head combines superb function with precision design. Available in Chrome, Brushed Brass, or Matt Black, it delivers an immersive and indulgent showering experience.
- Crosswater WC - Selected for its minimalist aesthetic, the Kai X collection features a compact, rimless design that maximises floor space without compromising on style. It is a testament to our commitment to excellence in every detail.
- Crosswater Stone Resin Tray - Offering a sleek, streamlined look for the modern home. The specialised anti-bacterial surface provides an extra layer of protection, inhibiting microbial growth and ensuring a pristine, long-lasting finish.
- Choice of Porcelanosa wall and floor tiles.
- Chrome shaver socket.
- Chrome towel rails.



crosswater^x

Our bathrooms offer an extensive palette of finishes.

It's more than just a bathroom; it's a bespoke space crafted by you.



FLOORING

Kitchen, Dining & Living Area, plus Hall

At Rouse Homes, we provide the perfect foundation for your interior design. Your hallway and open-plan living spaces come finished with Amtico First as standard.

We have curated a superb collection of plank finishes that offer a seamless, sophisticated look throughout the heart of your home. For those looking to add a touch of architectural character, you can choose to upgrade your flooring to:

- Herringbone Plank
- Classic Parquet



Bedrooms

Comfort is built into every Rouse Home. We finish all our bedrooms with the premium Rouse Saxony carpet range as part of our standard specification. With a vast palette of colours to choose from, you can tailor each room to your personal taste. Whether you prefer cool, contemporary greys or warm, earthy neutrals, our Saxony carpets provide a durable yet indulgent foundation for your home.



CORMAR
CARPET C9

amtico



Easy Clean



Bleach Cleanable



10 Year Stain & Wear Guarantee



Made in Britain

WARDROBE

Bedroom 1

Maximise your space with our contemporary sliding wardrobes, included as standard in every home. These sleek, clutter-free havens blend effortlessly with a sophisticated aesthetic. For a truly bespoke touch, choose from our curated upgrades—including premium finishes and bespoke internal configurations—ensuring your storage is as unique as your style.

Upgrade

Customise your space with a variety of bespoke finishes and internal configurations. In addition to Bedroom 1, we offer the flexibility to add matching, high-specification wardrobes to Bedroom 2 for a perfectly coordinated home.







REQUEST A VIEWING

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premier
guarantee

