



Kirkoswald House and Blencathra at Scatterpenny Fields  
Hag Lane, Raskelf, York YO61 3LE

Stephensons





Kirkoswald House and Blencathra at Scatterpenny Fields are 2 individually designed, exceptionally spacious, high specification detached new homes of significant style and quality built by local developer Galtres Developments Ltd. Located just off The Green in the pretty village of Raskelf, these superb homes boast quite stunning contemporary kitchen/ dining/ family rooms, orangery (Blencathra), 4 bedrooms (principal and guest bedroom 4 with en suite), home office (Blencathra), complemented by superb quality fixtures and fittings, generous landscaped gardens and garaging.

Council Tax Band .... tbc

Energy Efficiency Rating – tbc

Viewings via Easingwold Office 01347 821145



### Raskelf and surrounding area

Scatterpenny Fields are located on the outskirts of this charming, rural village with its pretty Main Street and The Green, is located under 2 miles from the A19, providing easy access to York, Teeside and beyond. There is a thriving, well supported Village Hall with a popular Cricket Club and tennis courts, a well-regarded village pub The Old Black Bull, a farm café and the 12<sup>th</sup> century St Mary's Church - all of which are important to the life of the village and its residents.

The market town of Easingwold is also under 2 miles away for everyday groceries, bank and PO services, leisure activities, cafes, pubs and shopping options.

The Dales, The Moors and the glorious East Coast are within an hour's drive and the glorious surrounding countryside of North Yorkshire, wonderful for all sorts of outdoor pursuits, is also renowned for its range of eateries, from casual cafes to gastro pubs to Michelin starred fine dining.

### Galtres Developments Ltd

This highly regarded local developer is known for his outstanding build quality and carefully selected, well-appointed locations for his individually designed new homes. Focusing on select developments of just 2 or 3 properties in Easingwold and surrounding villages, Galtres Developments Ltd build to extremely exacting standards ... this developer only uses his own trusted trades people and indeed, takes a very hands-on approach, often found on site himself.

## **Kirkoswald House (Plot 2)** **at Scatterpenny Fields**

Kirkoswald House is a stunning, new build 4 bedroom village home, boasting approximately 1,976 sq ft (183.7 sq mtr) of high specification, contemporary living space over 2 floors.

The inviting front entrance leads to a spacious hall way and onto the heart of this beautiful home, the quite stunning kitchen/ dining/ family room area across the rear, with bifold doors to the landscaped rear gardens, all set below a vaulted ceiling featuring several large roof lights, giving a unique light and airy feel. Off the kitchen is a generous boot room. The welcoming hall way also leads to the open plan living area, Guest Bedroom 4 (with en suite) and useful store area.

The contemporary glazed stair case leads to the first floor, opening onto a generous galleried landing that leads to the principal bedroom with dressing area and spacious en suite shower complemented by 2 further double bedrooms and the house bathroom.

With landscaped gardens to front and rear, this fine home incorporates an integral single garage with driveway parking. The distinctive choice of brick work complemented by cream rendering to the rear and sides of the delightful home give is a distinguished exterior appearance, complemented by this well regarded local developer's own exacting standards in all elements of the build.

**Guide Price £475,000**



### **Ground Floor**

Kitchen/ Dining/ Family/ Living Area  
(overall dimensions of open plan area)  
Living Area (incl in above)  
Boot Room  
Guest Bedroom 4 (ground floor)  
En Suite

32'7" x 20'2"	9.95m x 6.16m
22'0" x 10'11"	6.72m x 3.34m
10'4" x 10'2"	3.15m x 3.10m
14'4" x 11'10"	4.38m x 3.63m

### **First Floor**

Principal Bedroom  
En Suite  
Dressing Room  
Bedroom 2  
Bedroom 3  
House Bathroom

16'4" x 14'4"	5.00m x 4.38m
14'1" x 10'2"	4.31m x 3.10m
14'1" x 10'2"	4.31m x 3.10m



**Blencathra (Plot 3)**  
**at Scatterpenny Fields**

Blencathra, an impressive 4 bedroom detached new build, is inspired by the beauty and scale of stylishly converted farm buildings and is nothing short of a spectacular new home.

The understated traditional double fronted exterior belies the stunning contemporary accommodation beyond ... opening onto a spacious hall way which leads into the heart of this beautiful home, the quite stunning open plan kitchen/ dining/ family room complemented by study area. With generous boot room off, the dining area leads to the impressive 8m long orangery with its light and airy feel and bifold doors, making it the perfect all season room from which to enjoy the landscaped gardens.

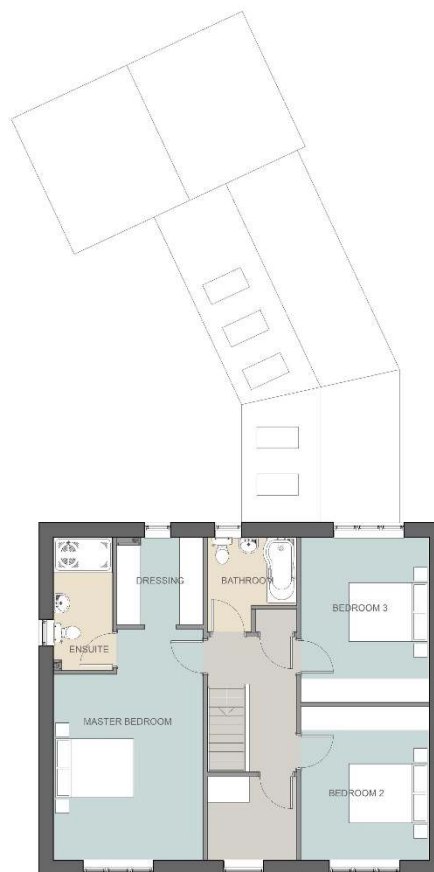
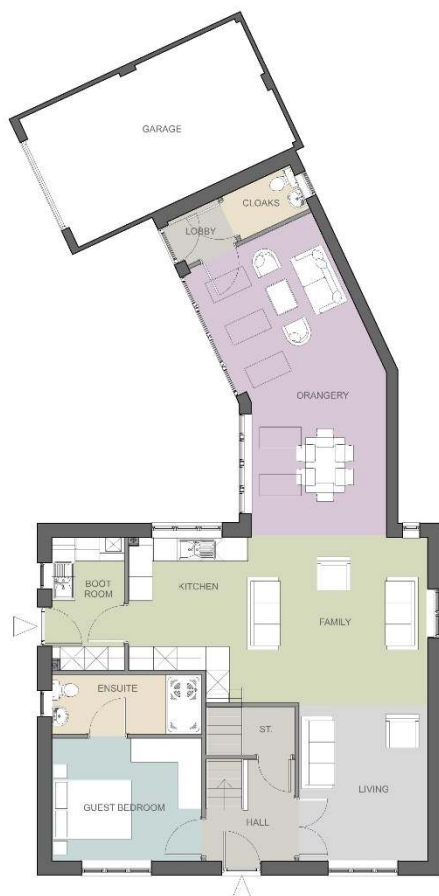
The welcoming hall way also leads to the generous living room, guest bedroom 4 (with en suite) with the ground floor accommodation completed by a cloakroom, store area and rear lobby.

The contemporary glazed stair case leads to the first floor, opening onto a generous galleried landing that leads to the principal bedroom with dressing area and spacious en suite shower complemented by 2 further double bedrooms, the house bathroom and a home office.

There will be an option for the developer to prepare the loft for use as further accommodation at an additional cost. Please enquire via Stephensons Estate Agents for further information.

With landscaped gardens to front and rear, this fine home boasts a single garage to the rear accessed by private driveway. The visually pleasing exterior of this well thought out village home, complemented by this well regarded local developer's own exacting standards in all elements of the build, make this unique home sure to appeal to the most discerning of buyers.

**Guide Price £495,000**



**Ground Floor**

Kitchen/Family/ Living Area (overall dimensions of open plan area not incl orangery)	27'6" x 21'11"	8.38m x 6.68m
Living Area	13'1" x 10'11"	4.00m x 3.34m
Boot Room	11'8" x 5'11"	3.56m x 1.82m
Orangery	26'3" x 11'8"	8.00m x 3.58m
Cloaks/ wc		
Guest Bedroom 4 (ground floor)	12'9" x 10'2"	3.89m x 3.10m
En Suite		

**First Floor**

Principal Bedroom	15'5" x 12'9"	4.72m x 3.89m
En Suite		
Dressing Room		
Bedroom 2	13'0" x 10'11"	3.97m x 3.34m
Bedroom 3	14'1" x 10'11"	4.31m x 3.34m
Study	7'6" x 6'10"	2.30m x 2.10m



## **Kirkoswald House (Plot 2)**



Front Elevation (South)



Rear Elevation (North)



Side Elevation (West)



Side Elevation (East)

## **Blencathra (Plot 3)**



Front Elevation (South)



Side Elevation (West)



Side Elevation (East)



Rear Elevation (North)

*Please note the above Computer Generated Image elevations are for guidance and illustration only.*

**Energy Performance Certificate and  
Council Tax Banding**

to follow

**Agents Note**

Although every effort is made to provide accurate measurements, please note all room sizes are approximate during the build stage. CGIs Computer Generated Images and all illustrations are for guidance only.

Built by Easingwold based Galtres Developments Ltd each of these energy efficient new homes will come with a **Build-Zone 10 Year Warranty** and the following high specifications:

**Kitchens & Utility Rooms\***

- Quality bespoke kitchens
- Individually Designed with a Choice of Finishes
- Granite or Timber Worktops & Splashbacks
- Integrated Bosch appliances

**Bathrooms & En-Suites\***

- Contemporary Suites including walk in showers
- Quality specification sanitary ware and fittings
- Ceramic Floor & Wall Tiling

**Heating**

- Gas powered combi boiler with full underfloor heating to ground and first floors (LPG)
- Zone controlled thermostats
- Compatible and ready for Nest or equivalent system

**Joinery and Glazing**

- Quality triple glazed windows, patio doors and bifold doors.
- Contemporary glazed balustrades
- Internal doors to be contemporary finish timber
- Door furniture, light switches etc to be in satin chrome

**Flooring**

- Combination of Ceramic Tiling, Wood & Carpet (buyer's choice to PC sum)

**Interior finish**

- Ceilings to all rooms will be finished in plain white emulsion
- Walls will be finished in contemporary muted tones.

**Lighting & Electrical**

- LED Low Voltage Lighting in Kitchen
- 13 Amp Double Sockets throughout
- Minimum of 1 USB Charging Point per Room
- Multiple TV & Telephone Points
- Pre-Wiring for Satellite TV

**External**

- Landscaped Gardens & Timber Boundary Fencing
- Sandstone Pathways & Paved Seating Areas
- Exterior Wall Lighting
- Rain water harvesting reused in lavatory flushing and for outside taps
- Exterior courtesy and security lighting
- Single garage with additional driveway parking

\* dependent on build stage, buyers can amend layout and specification

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