



WEST HOUSE  
GARDENS

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BIRSTWITH





# WEST HOUSE GARDENS

B I R S T W I T H

## Welcome to West House Gardens

With a bespoke selection of 33 new build homes, West House Gardens in Birstwith offers modern living in a long-standing and idyllic village community.

Each of the luxurious homes, ranging from three to five bedrooms, has been carefully designed to offer spacious and stylish accommodation.

*"We're delighted to introduce West House Gardens, which is a development befitting the beautiful surroundings of Birstwith, the Nidderdale Valley and the wider Yorkshire Dales. With peace and tranquillity in abundance, yet having a wealth of amenities on the doorstep, we've built the development with the needs of modern family life very much at the forefront of our minds."*

**Nick Moody - Newby Developments**



# *Birstwith Village*

**Breathtaking scenery  
all just a short distance  
from Harrogate.**

Birstwith sits proudly within the Nidderdale Valley and is therefore surrounded by panoramic views of vibrant green fields, wildlife and the soothing sounds of the River Nidd.

With spectacular scenery all around, yet just a short drive from the award-winning towns of Harrogate and Pateley Bridge, Birstwith has the best of both worlds.





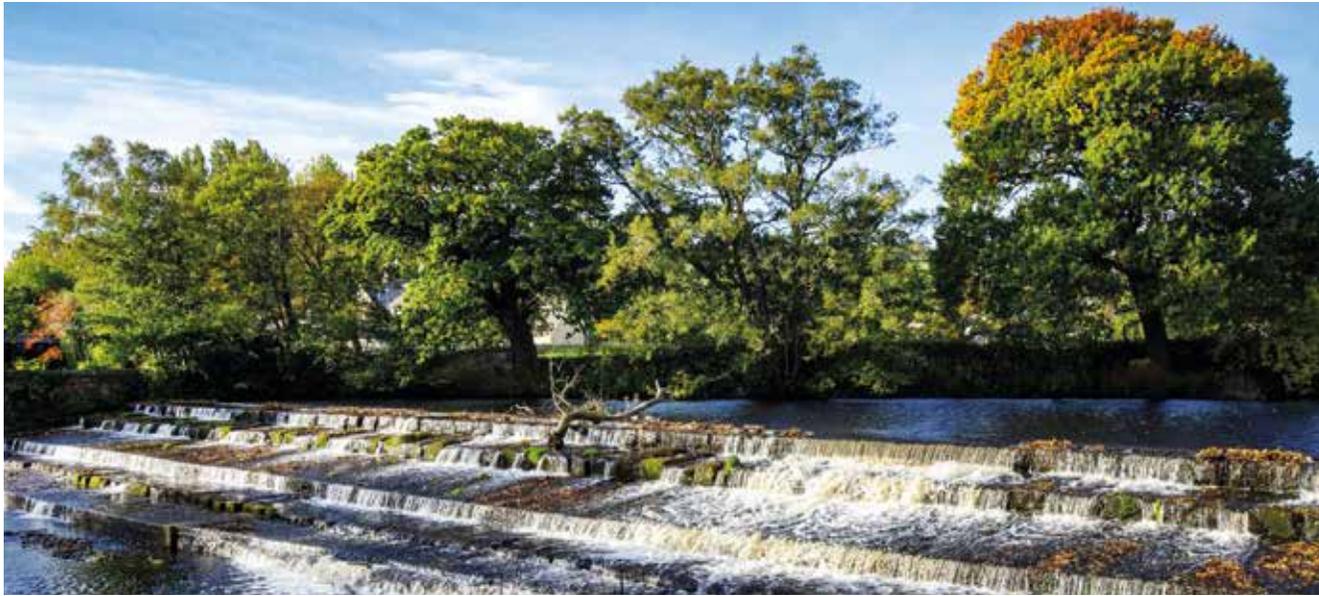
# *Village Life*

**With strong family values at its heart, Birstwith has a real sense of community.**

Birstwith is a beautiful village with plenty of walks on its doorstep, including the Nidderdale Way, a 53 mile long route through local villages, towns and landmarks.

The award-winning Station Hotel offers a warm welcome whether stopping for dinner or a drink. The well-stocked village shop provides a raft of local produce and also serves as a post office. With a primary school, church, tennis and cricket clubs, there's a wide range of amenities right outside your door.





# *Local Area*

## **Everything you need, and the space to enjoy it.**

With such a tranquil setting, it's hard to believe the beautiful spa town of Harrogate is only a 6 mile drive away with bars, restaurants, shops and entertainment aplenty. The award-winning market town of Pateley Bridge and all its amenities is just 10 miles away.

Both Leeds and York are within easy commuting distance of under an hour and it's less than three hours on the train to London.





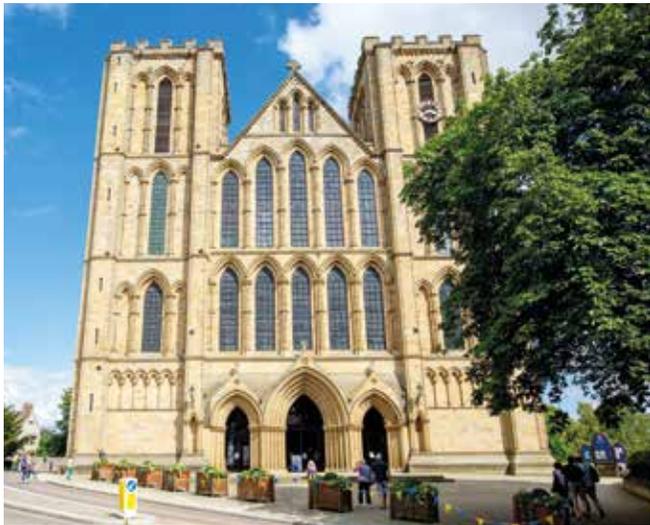
Harrogate



Ripley



York



Ripon



Pateley Bridge



Leeds

# *Nidderdale Valley*

**Enjoying the beauty  
of the Nidderdale Valley,  
every day.**

Birstwith is located in the picturesque Nidderdale Valley. Once you've seen it, you'll need no explanation of why Nidderdale has been declared an Area of Outstanding Natural Beauty. Stunning views around every corner, walks which take your breath away and the impressive Brimham Rocks only a few miles down the road – you'll never grow tired of appreciating nature's beauty through every season.









## *West House Gardens*

### **A sense of peace and tranquility.**

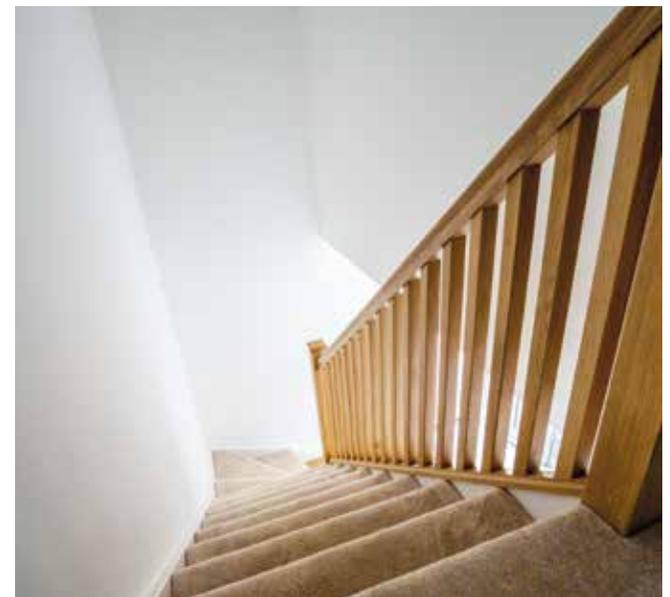
The 33 luxurious family homes which make up West House Gardens are a combination of three, four and five bedroom properties. Much thought has been given to mirroring the sense of peace and tranquility of the surrounding area. Spread over a spacious five acres, all of the homes will benefit from private parking and gardens, to create your own wonderful home in Yorkshire.



## Our homes offer high specification and many luxurious touches.

We want you to feel the quality from the moment you walk into one of Newby's homes. At West House Gardens we've paid attention to every detail, because we know that's what makes a home special.

From the stunning Italian porcelain tiles in the hallway and kitchen, to bespoke timber windows and fully tiled Vessini bathrooms, we insist on only the highest quality specifications and a focus on combining beauty with practicality. That's why we've included underfloor heating throughout the ground floor, with some homes benefiting from bifold doors to create even more versatile living space.



## Creating the heart of the home with your choice of kitchen.

Variety is the spice of life and we know kitchens can be a very personal preference. That's why at West House Gardens we offer a choice of a traditional handmade and hand-painted kitchen or a bespoke, modern, handleless kitchen, both in a range of colours. Whichever style you choose, it will be fitted with high quality appliances and modern conveniences, so your kitchen can be the heart of your new home.





# Site Plan

## West House Gardens, Birstwith.

33 homes and eight different layouts consisting of three, four and five bedroom properties.

- T1 - 4 bedrooms
- T1A - 5 bedrooms
- T2 - 4 bedrooms
- T5 - 4 bedrooms
- T6 - 5 bedrooms
- T7 - 5 bedrooms
- T8 - 3 bedrooms
- T12 - 3 bedrooms
- \* - Affordable housing





# 3 Bedroom

## Type 8



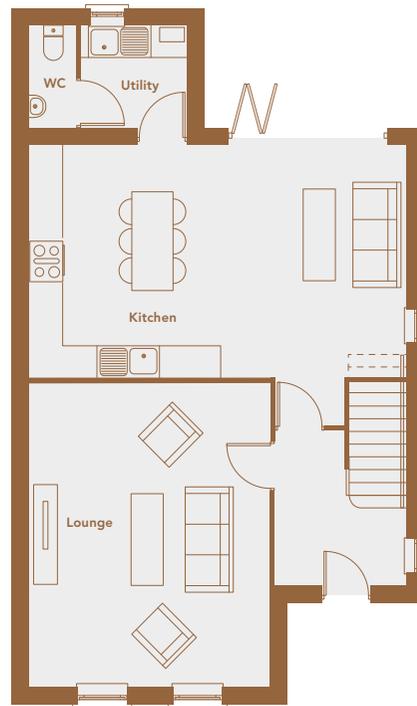
Ground Floor	Width (mm)	Depth (mm)
Lounge/Dining room	4860	6040
Kitchen	2670	3325

First Floor	Width (mm)	Depth (mm)
Bedroom 1	2760	3775
Bedroom 2	2760	4015
Bedroom 3	2040	3465
Bathroom	2040	2980

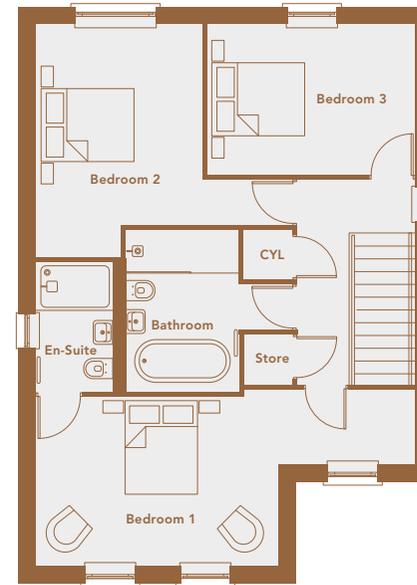


# 3 Bedroom

## Type 12



Ground Floor	Width (mm)	Depth (mm)
Lounge	4510	5665
Kitchen/Dining	7100	4320
Single Garage	3100	6100

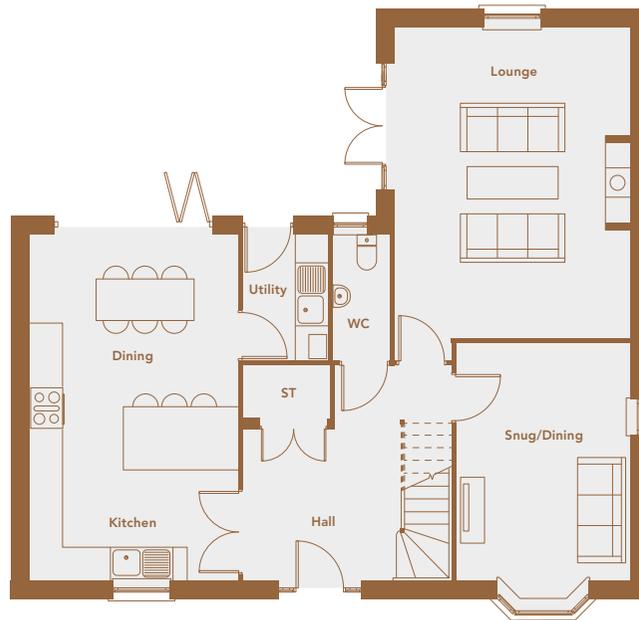


First Floor	Width (mm)	Depth (mm)
Bedroom 1	7122	3326
Bedroom 2	4805	4368
Bedroom 3	3865	2780
Bathroom	2110	2875



# 4 Bedroom

## Type 1



Ground Floor	Width (mm)	Depth (mm)
Lounge	4400	5800
Snug/Dining	3225	4387
Kitchen/Dining	3900	6440
Double Garage	5160	5100



First Floor	Width (mm)	Depth (mm)
Bedroom 1	4400	3080
Bedroom 2	3255	3810
Bedroom 3	4070	2965
Bedroom 4	4150	3355
Bathroom	2220	2965



# 4 Bedroom

## Type 2



Ground Floor	Width (mm)	Depth (mm)
Lounge	4510	5665
Kitchen/Dining	7100	4320
Single Garage	3100	6100

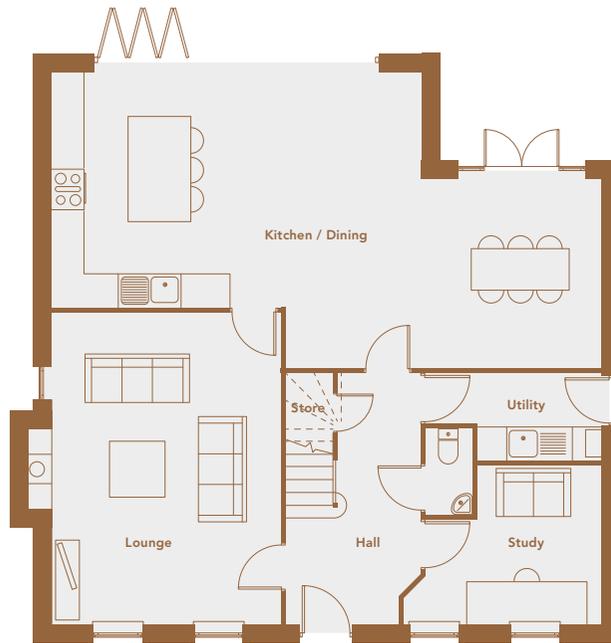
First Floor	Width (mm)	Depth (mm)
Bedroom 2	4810	3135
Bedroom 3	4805	4330
Bedroom 4	3865	2780
Bathroom	2110	2875

Second Floor	Width (mm)	Depth (mm)
Bedroom 1	6335	8635

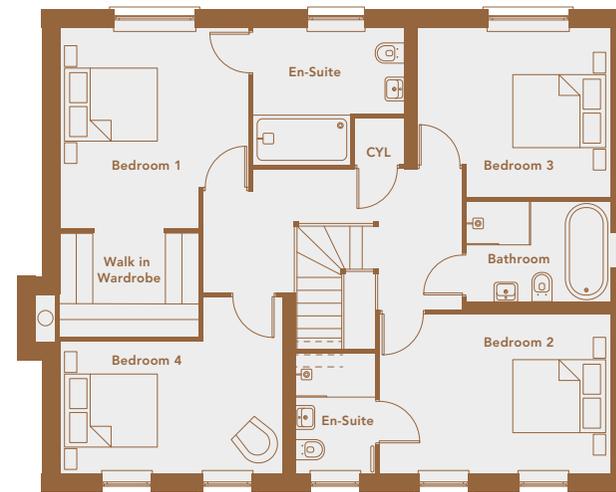


# 4 Bedroom

## Type 5



Ground Floor	Width (mm)	Depth (mm)
Lounge	4300	5825
Kitchen/Dining	10380	5500
Single Garage	3100	6100

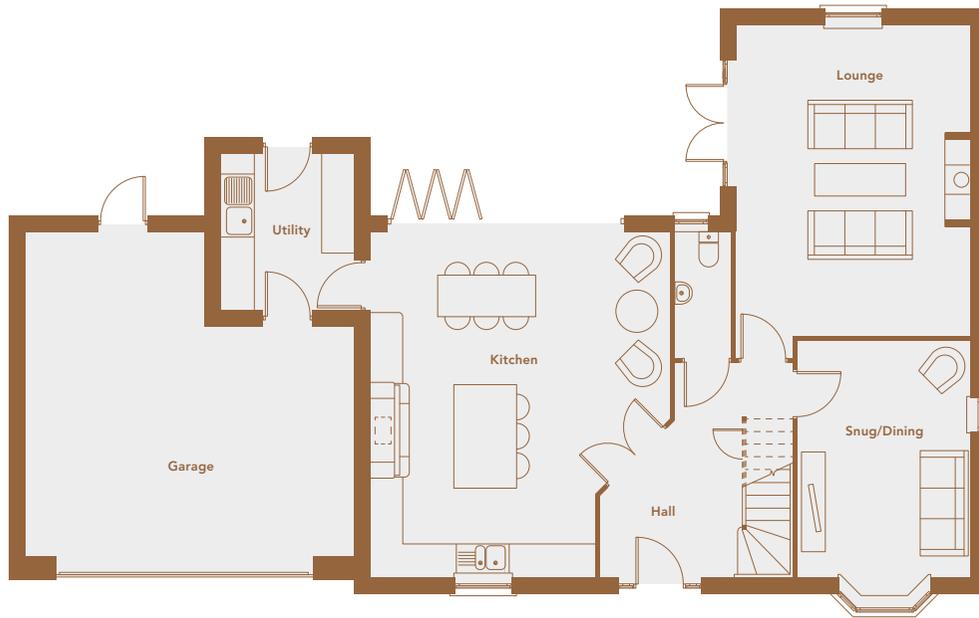


First Floor	Width (mm)	Depth (mm)
Bedroom 1	3530	2940
Bedroom 2	4330	2960
Bedroom 3	3630	3135
Bedroom 4	4175	3285
Bathroom	2680	1850

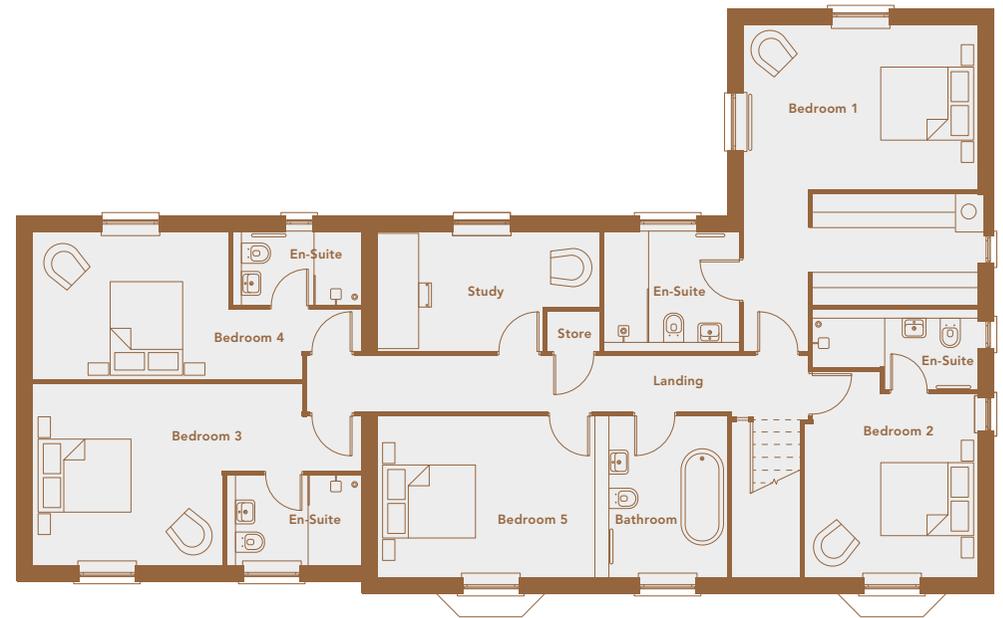


# 5 Bedroom

## Type 1A



Ground Floor	Width (mm)	Depth (mm)
Lounge	4405	6215
Snug/Dining	3225	4390
Kitchen/Dining	5615	6440
Double Garage	5160	5100

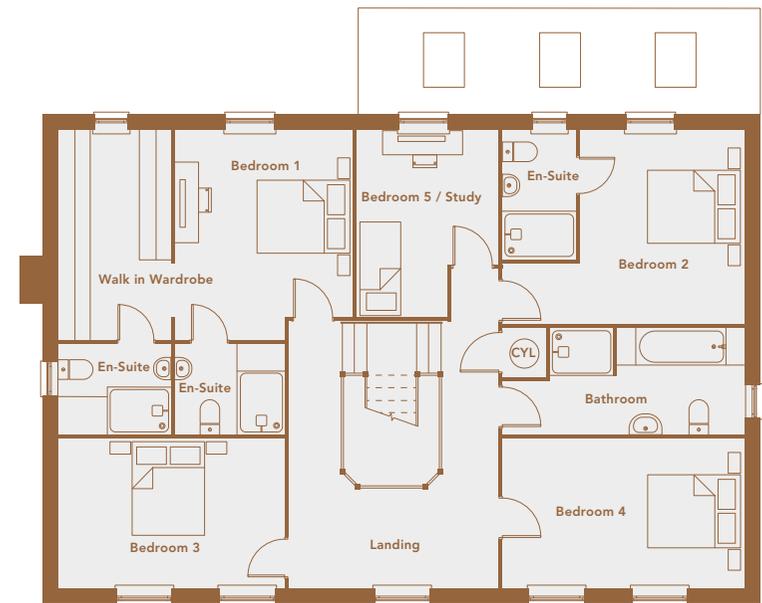
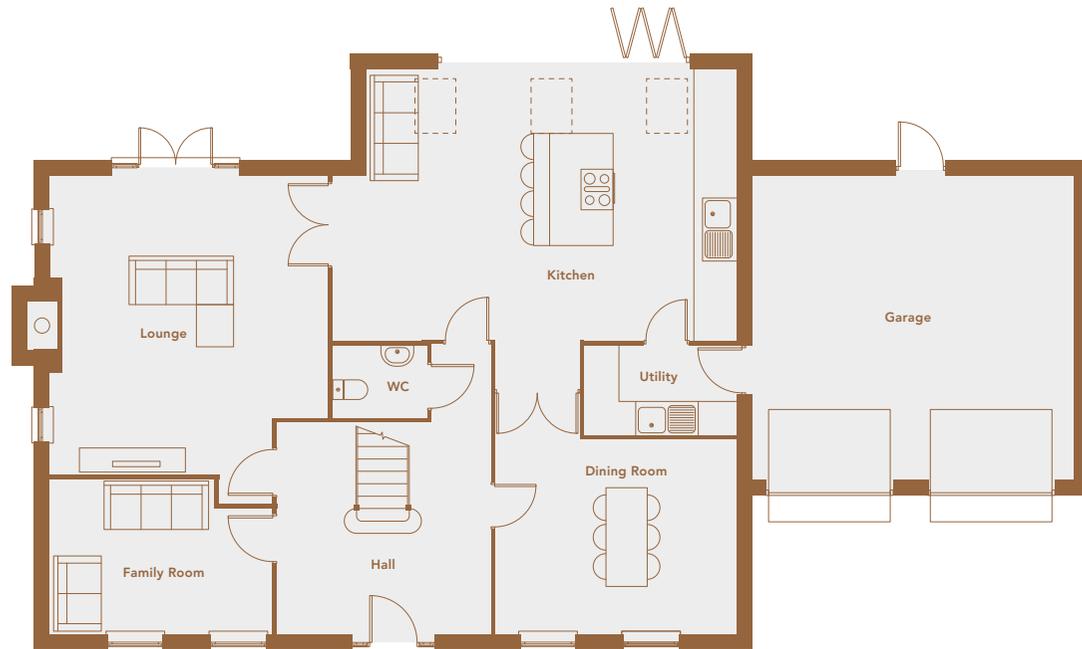


First Floor	Width (mm)	Depth (mm)
Bedroom 1	4400	3080
Bedroom 2	3255	3810
Bedroom 3	6150	3360
Bedroom 4	6150	2735
Bedroom 5	4070	2965
Study	4150	2200
Bathroom	2220	2965



# 5 Bedroom

## Type 6



Ground Floor	Width (mm)	Depth (mm)
Lounge	5225	5575
Family Room	4175	2890
Breakfast Kitchen	7615	5055
Dining Room	4555	3650
Double Garage	6095	5695

First Floor	Width (mm)	Depth (mm)
Bedroom 1	3355	3915
Bedroom 2	4575	3630
Bedroom 3	4250	2800
Bedroom 4	4575	2800
Bedroom 5/Study	2710	3500
Bathroom	4575	2010



# 5 Bedroom

## Type 7



Ground Floor	Width (mm)	Depth (mm)
Lounge	5895	5985
Family Room	5245	3570
Cinema Room	5245	5300
Kitchen/Dining	9045	5250
Double Garage	6095	5695



**First Floor**

	Width (mm)	Depth (mm)
Bedroom 1	6545	4450
Bedroom 2	6050	3705
Bedroom 3	5245	3470
Bedroom 4	2885	4375
Bedroom 5	2885	4375
Bathroom	3275	2175





# Specification

## **Kitchen**

- Choice of traditional handmade or modern handle-less units, worktops and finishes
- High quality NEFF appliances (With the exception of range cookers)
- LED under unit lighting

## **Bathrooms, En-suites & WCs**

- Vessini sanitaryware and fittings
- Recessed cosmetic cabinets
- Fully tiled house bathroom and master en-suite
- Automatic feature lighting
- Chrome towel rails
- Feature bath to the house bathroom (Where applicable)

## **Media**

- A range of data and broadband connections available including fibre optic
- USB sockets

## **Interior**

- Taupe Italian porcelain tiles to the kitchen and hallway
- Underfloor heating to the ground floor, house bathroom and master en-suite

## **Exterior**

- External electrical socket to the rear
- External lighting
- Landscaped gardens
- Natural stone flag paving
- Natural stone walls
- Blue slate roof

## **Security**

- Outside lighting
- Intruder alarm

## **Tenure**

- Freehold

## **Warranty**

- 10 Year LABC Warranty

## **Optional Extras**

- High quality carpets or wooden flooring for bedrooms, lounge and additional rooms
- Further underfloor heating for additional en-suites
- Fitted wardrobes
- Additional stone flag paving
- Built-in smart home lighting



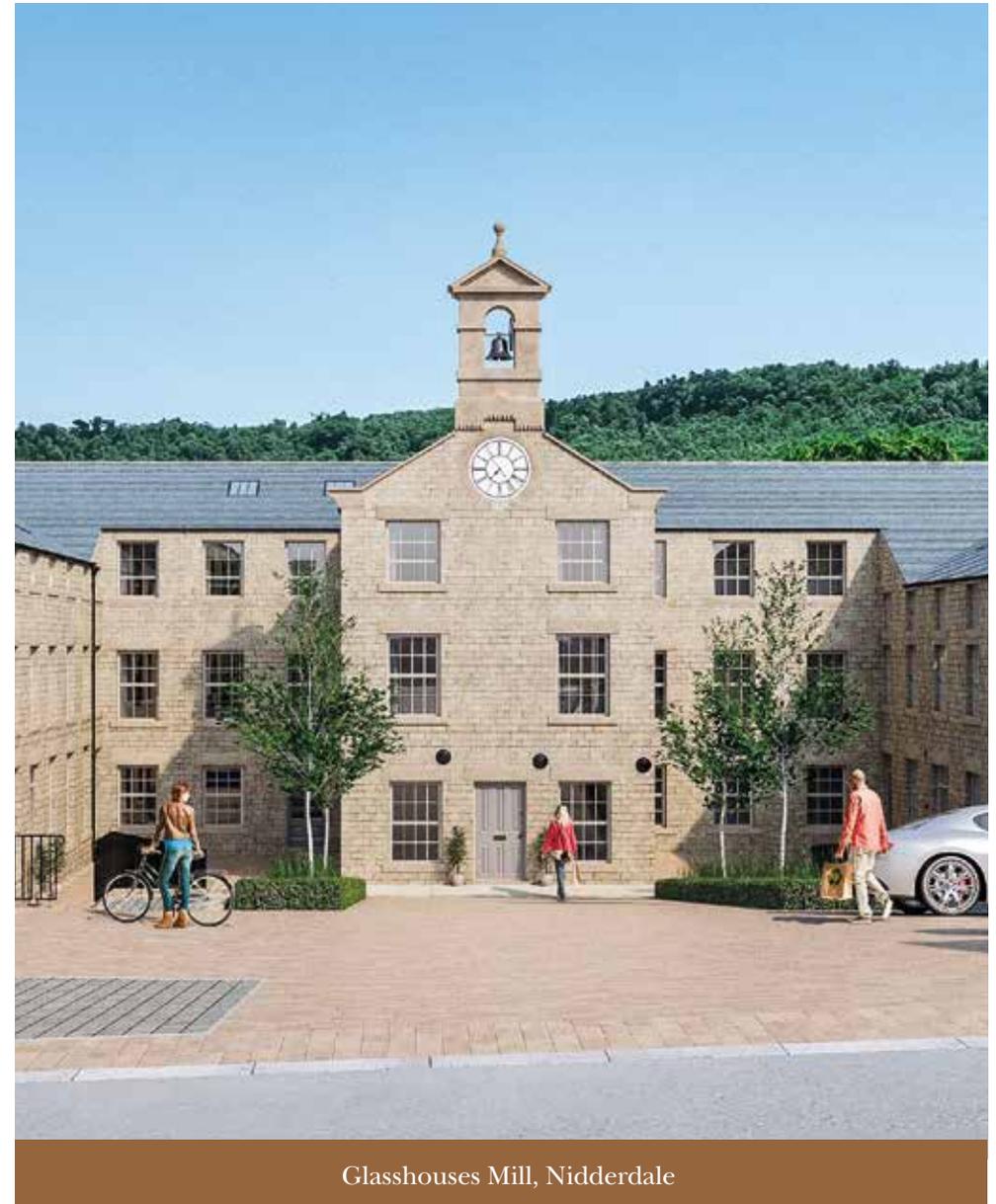
# *The Developer*

## **Newby**

At Newby we pride ourselves on creating unique homes which resonate in profound luxury and timeless interiors.

Our ambition is to deliver homes that are truly relevant to the communities in which they are built. High quality inclusive developments that drive positive socio-economic change.

Founded in 2008, our success is built on a strong track record of meticulously planned design solutions and bespoke properties for our customer. We have built our reputation through taking pride in delivering unique and timeless designs, creating places that are each a projection of our and our customer's vision.



Glasshouses Mill, Nidderdale



Springfield Court, Harrogate



Ryedale House, York



West House Gardens, Birstwith



Devonshire Place, Harrogate



Windsor Court, Harrogate



Castle Chambers, York



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**NEWBY**

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