

APPLE GARTH HOUSE
PLOT 1



HAZEL LODGE
PLOT 2



THE OLD ORCHARD, MAIN STREET, WILBERFOSS

Description

A rare opportunity to acquire just two, newly built and uniquely designed detached homes constructed to a high specification by the well regarded York developer Palladian. With a reputation for building outstanding and elegant homes, Palladian offer the discerning home buyer exceptional opportunities to purchase one of these distinctive homes.

The Old Orchard is choicely positioned off a private drive via Main Street in the popular and attractive village of Wilberfoss. Both Apple Garth House and Hazel Lodge boast five bedrooms, well proportioned living space and mature landscaped gardens to all elevations.

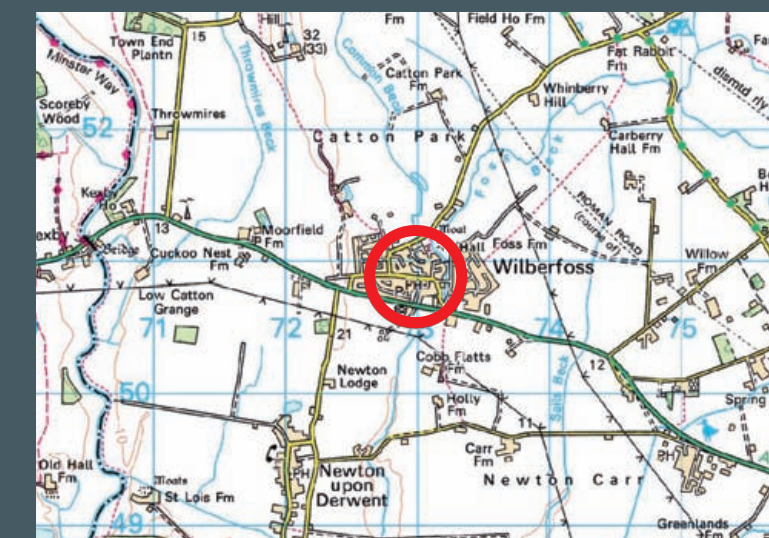
Throughout is an impeccable specification including high quality kitchens with integrated appliances and floor finishes.

Internal fixtures and fittings include inglenook fireplaces with wood burning stoves, feature staircases with traditional spindles, handrails and newel posts. All rooms will have a neutral paint finish. The bathrooms, en-suites and cloakrooms are finished with stylish white contemporary suites with chrome fittings.

Externally are attached garages with bespoke doors and landscaped gardens enjoying a good degree of privacy with flagstone patio areas.

Location

Wilberfoss is an attractive village within easy proximity of both York and Market Weighton. For families the village benefits from a Primary school and well regarded secondary schooling in the surrounding area, of both State and Independent. There is a bus service to York, a public house and the village offers access via the A1079 for those looking for easy access to the A64 and beyond.



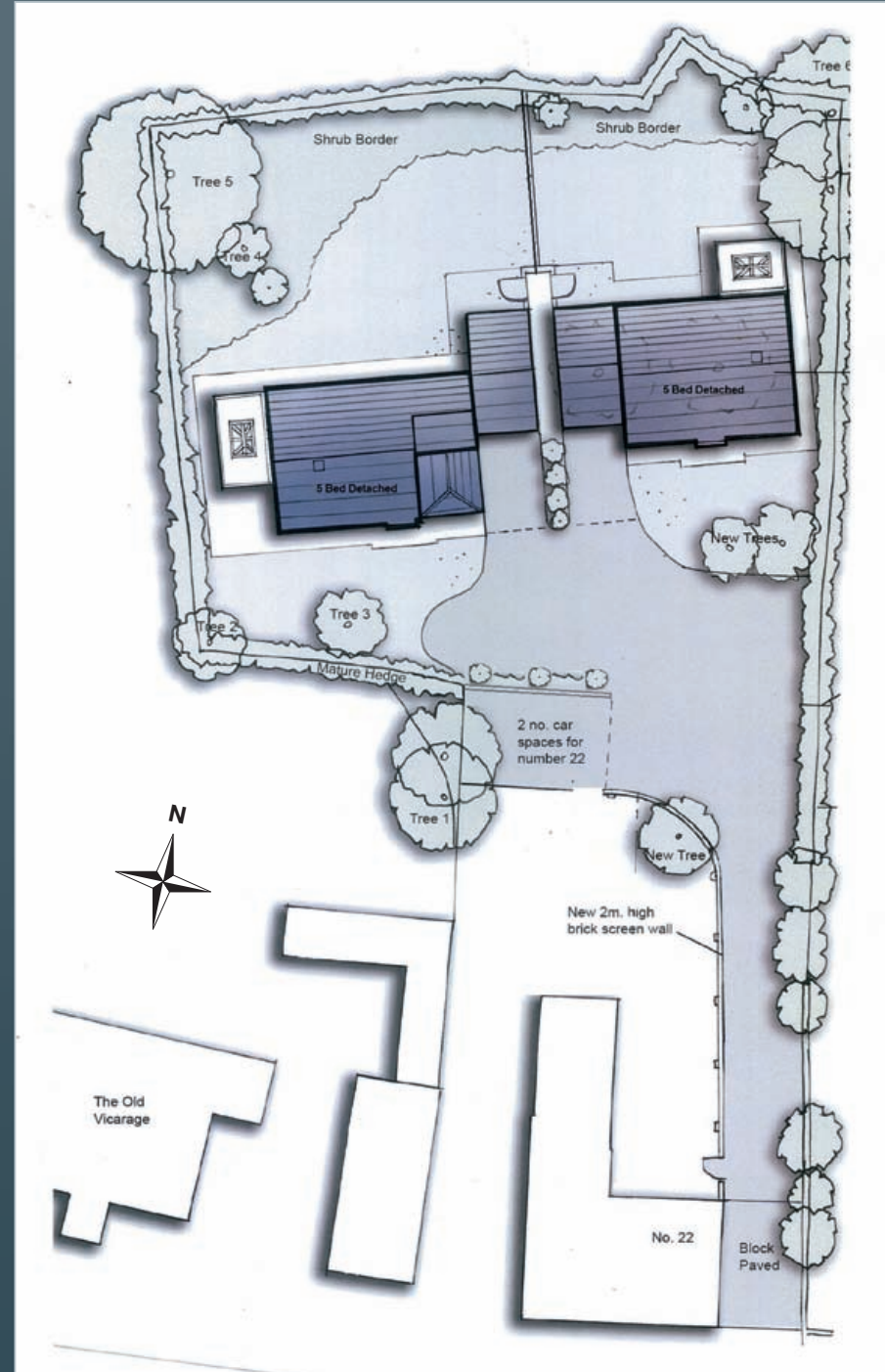
THE OLD ORCHARD, MAIN STREET, WILBERFOSS



AN IMPECCABLE SPECIFICATION

INTERNAL TREATMENTS:

- Entrance hallways with integrated floor mats and wood flooring or tiling throughout.
- Deep softwood skirting boards and architraves finished in Old White or similar.
- Internal doors in Oak or panelled 1/2hr fire rated where applicable fitted with polished chrome ironmongery.
- Living room with brick inglenook fireplace and wood burning stoves to Class 1 Chimneys.
- Cornice to ceilings in Livingroom & central plaster ceiling rose for pendant.
- Kitchen fully integrated with painted wall & base units.
- Kitchen work surfaces in Oak block and/or granite where applicable.
- Integrated dishwasher, fridge/freezer, extractor hood provided.
- Plumbing to Utility rooms for washing machine & tumble dryer.
- Freestanding gas range cooker with multi burner top/griddle function.
- Kitchen/dining area floors tiled in ceramic tiles or oak flooring at developers discretion.
- Halogen flush spot lights to Kitchen ceilings.
- Under wall unit lighting to Kitchen work surface areas.
- Splash back areas to Kitchen work surfaces in Oak or Granite upstand.
- Staircases painted in Old White and handrails/newel posts finished in Oak or gloss Stain effect.
- Bathrooms to all areas and Cloakrooms with Contemporary White sanitary ware throughout / Chrome Fittings.
- Shower cubicles fully glazed in clear glass with power showers over or handsets where over baths.
- Central heating Chrome towel rails to Bathrooms/Ensuites.
- Mains gas central heating throughout with 'Acova' cast iron affect floor mounted radiators to Livingroom and entrance hallway. All other areas in wall hung slimline radiators.
- All walls decorated in Estate matt emulsion from Farrow & Ball colour palette TBC.
- All ceiling decorated in white emulsion.



EXTERNAL TREATMENTS:

- 'Old York' multi-red facing brickwork under traditional pantile roof.
- Splayed stone window sills and brick heads.
- Mock Georgian UPVC or Timber sash windows or similar finished in Farrow & Ball French Gray or Old White.
- Front door Porticos in bespoke timber prefinished Old White with house numbered fanlights above.
- Generously sized attached single garages with bespoke doors finished in Farrow & Ball French Gray.
- Sandstone or equivalent finish to all paved areas around house perimeters and patios.
- Gravel or Block paving to driveway finishes.
- Turf to all garden areas front and rear.
- Borders landscaped to communal private drive and plot frontages.
- Vertical close boarded fencing or brick walling to garden rear boundaries.
- External cold water tap to rear house elevation.

APPLE GARTH HOUSE PLOT 1

Ground Floor



First Floor



Second Floor



NOT TO SCALE - FOR ILLUSTRATIVE PURPOSES ONLY
APPROXIMATE GROSS INTERNAL FLOOR AREA: 2056 SQ FT / 191 SQ M
All measurements and fixtures including doors and windows are approximate and should be independently verified.



GENERAL:

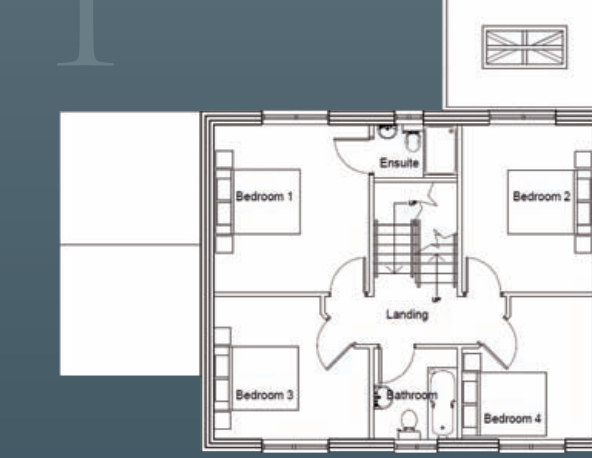
- 10 year structural defects warranty underwritten by independent insurers
- 'Silent' timber floor construction to all upper floors using metal web joists to reduce noise
- Solid concrete ground floors with high performance insulation
- Cavity/loft space insulation to current building regulation standards

HAZEL LODGE PLOT 2

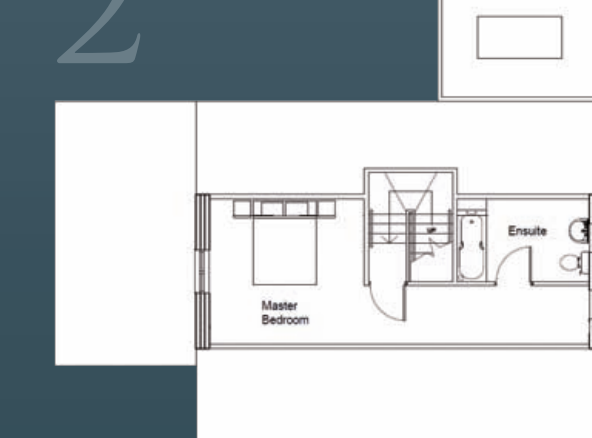
Ground Floor



First Floor



Second Floor



NOT TO SCALE - FOR ILLUSTRATIVE PURPOSES ONLY
APPROXIMATE GROSS INTERNAL FLOOR AREA: 1950 SQ FT / 181 SQ M
All measurements and fixtures including doors and windows are approximate and should be independently verified.

