



FOXHOLM CROFT

FLAWITH
YORK



ABOUT ALCUIN HOMES

Alcuin Homes is a privately owned Housebuilder responsible for high quality bespoke housing developments in desirable locations throughout Yorkshire. The Directors benefit from a combination of over 40 years within the local house building market and with having hands on involvement from site identification through to on-site construction and after sales service are available to offer a personal touch and attention to detail ensuring your home is built to the highest of standards. Design is of paramount importance with all of our houses, carefully considered from inception through to construction to ensure they transfer from plan to actual living accommodation that suits today's lifestyles.

We are conscious that everyone lives their life differently and where possible we work with our home buyers to ensure the specification and internal design are suited to their own often unique requirements. All of our homes are bespoke designs for the particular development. This offers us great flexibility in producing layouts, living and landscape spaces that work practically and will stand the test of time. One thing that does remain constant is our high specification for external and internal materials, with an extensive choice of fixtures and fittings available for your home to be customised to your requirements.

Alcuin Homes is backed by Premier Guarantee and is a passionate supporter of the Consumer Code for Home Builders.

ABOUT FOXHOLM CROFT, FLAWITH



An exclusive development of 4 individually designed village homes of significant style and outstanding quality built by York based Housebuilder Alcuin Homes.

Enjoying an enviable elevated position on the fringes of the picturesque rural hamlet of Flawith, with glorious far reaching views towards the iconic White Horse at High Kilburn to the rear.

The hamlet of Flawith is set in a pretty farming landscape and offers a leisurely, quiet pace of life with a thriving parish council and comprises just a few dozen period and characterful properties.

Flawith is conveniently located within easy reach of many key Yorkshire towns, cities and commuter routes; with approximate distances from the following - Easingwold - 6 miles, York - 9 miles, Thirsk - 12 miles, Harrogate -18 miles, Junctions 47 and 48 of the A1 motorway are approximately within 10 miles and the A19 is only 3 miles away.

PLOT 1 - SPRUCE HOUSE



A handsome 4/5 bedroom detached house providing approximately 1,724 sq ft of beautifully appointed living space that includes on the ground floor a cloakroom/WC, reception hall leading off into a sitting room and a stunning open plan dining/kitchen with aluminium bi-fold and French doors opening out onto the front and rear gardens plus the benefit of an adjoining utility/boot room.

The first floor landing leads off into a generous master bedroom with en-suite shower room and fabulous far reaching rural views, guest bedroom with further views and an en-suite shower room, two further bedrooms, study/5th bedroom and a family bathroom with both bath and separate walk-in shower.

Externally the property provides a gated driveway, detached oak framed double garage and lawned gardens to front and rear.

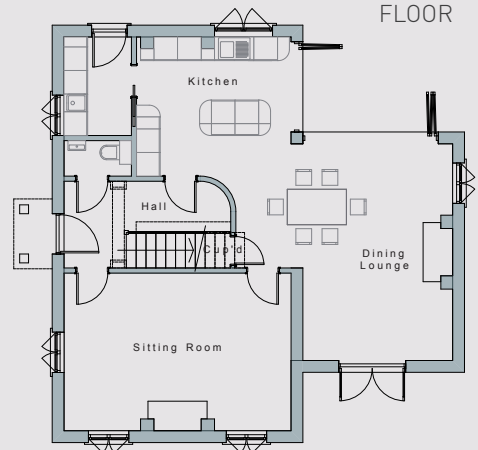
PLUS:

WC/Cloaks
Utility Room
En-Suite x2
Bathroom

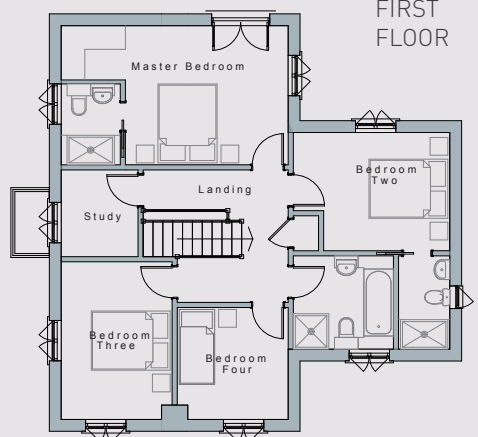
ROOM SIZES:

Sitting Room	5.70 X 4.00	18'8" X 13'1"
Kitchen	3.90 X 3.50	12'9" X 11'6"
Dining/Lounge	3.75 X 5.50	12'3" X 18'1"
Master Bedroom	4.10 X 3.50	13'5" X 11'6" (plus wardrobe space)
Bedroom 2	3.95 X 3.00	13' X 9'10"
Bedroom 3	2.80 X 3.95	9'2" X 13'
Bedroom 4	2.80 X 2.80	9'2" X 9'2"
Study	1.95 X 2.15	6'5" X 7'1"

GROUND FLOOR



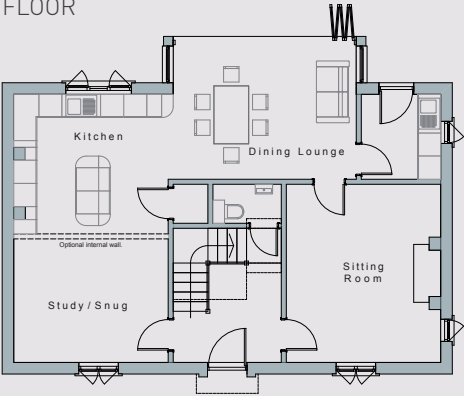
FIRST FLOOR



PLOT 2 - JUNIPER HOUSE



GROUND FLOOR

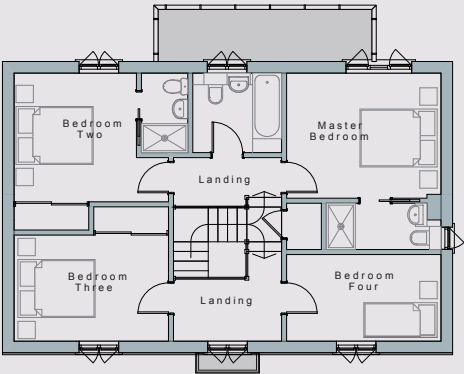


An impressive 4 bedroom detached house providing approximately 1,719 sq ft of beautifully appointed living space that includes on the ground floor a cloakroom/WC, reception hall with an elegant staircase leading off into a study/snug, sitting room and a stunning open plan dining/kitchen with aluminium bi-folding doors opening out onto the rear garden complemented by an adjoining utility/boot room.

The spacious first floor landing leads off into a generous master bedroom with en-suite shower room and fabulous far reaching rural views, guest bedroom with further views and an en-suite shower room, two further bedrooms and a family bathroom.

Externally the property provides a gated driveway, oak framed double garage and lawned gardens to front and rear.

FIRST FLOOR



ROOM SIZES:			PLUS:
Sitting Room	4.00 x 4.60	13'1" x 15'1"	WC/Cloaks Utility Room En-Suite x2 Bathroom
Kitchen	4.00 x 3.60	13'1" x 11'10"	
Dining/Lounge	4.70 x 3.50	15'5" x 11'6"	
Study/Snug	4.00 x 3.20	13'1" x 10'6"	
Master Bedroom	4.00 x 3.25	13'1" x 10'8"	
Bedroom 2	3.15 x 3.30	10'4" x 10'9" (plus wardrobe space)	
Bedroom 3	4.00 x 2.75	13'1" x 9' (plus wardrobe space)	
Bedroom 4	4.00 x 2.20	13'1" x 7'2"	

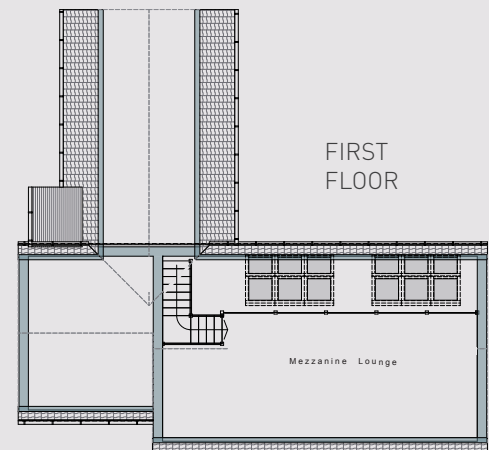
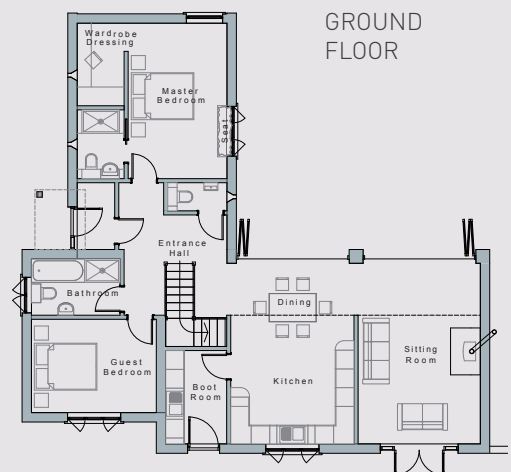
PLOT 3 - YEWE TREE LODGE



An outstanding detached property affording approximately 1,654 sq ft of contemporary living space specifically designed to appeal to buyers with a taste for individual style and single storey living. The ground floor provides an entrance lobby, cloakroom/WC, reception hall with an elegant staircase leading off into a sitting room and a stylish dining/kitchen, both benefiting from aluminium bi-folding doors opening out onto the rear garden and complemented by utility/boot room. The ground floor also features a master bedroom with dressing area, rear garden views and en-suite shower room plus a guest bedroom with an adjoining bathroom

Also off the reception hall is an impressive staircase leading up to a stunning 10m/32'10" long mezzanine floor with 6 double skylights, fabulous far reaching rural views and the flexibility to be modified by the Developer to suit the buyer's requirements to create either an additional bedroom or a studio/2nd sitting room.

Externally the property provides a gated driveway, oak framed double garage and lawned gardens to front and rear.



PLUS:

WC/Cloaks
Boot Room/Utility
En-Suite
Bathroom

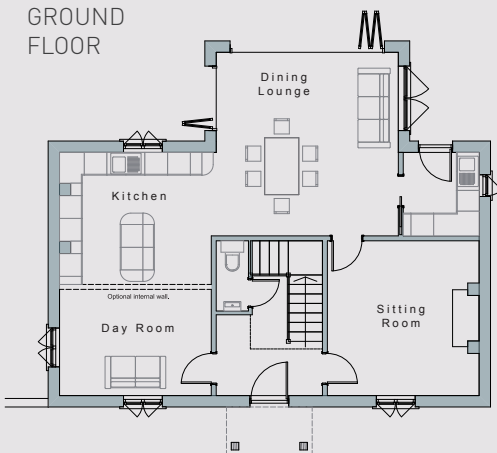
ROOM SIZES:

Sitting Room	3.90 x 5.80	12'10" x 19'
Kitchen/Dining	3.90 x 5.80	12'10" x 19'
Master Bedroom	3.15 x 4.95	10'4" x 16'3" (plus wardrobe/dressing area)
Bedroom 2	4.00 x 3.00	13'1" x 9'10"
Mezzanine Lounge	10.00 x 4.00	32'10" x 13'1"

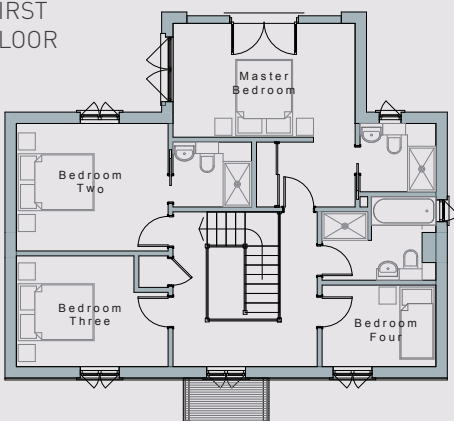
PLOT 4 – FIR TREE HOUSE



GROUND FLOOR



FIRST FLOOR



A superb 4 bedroom detached house set within the largest plot on the development providing approximately 1,798 sq ft of beautifully appointed living space that includes on the ground floor a cloakroom/WC, reception hall with an elegant staircase leading off into a study/snug, sitting room and a stunning open plan dining/kitchen with two sets of aluminium bi-folding doors opening out onto the rear garden and complemented by an adjoining utility/boot room.

The spacious first floor landing leads off into a generous master bedroom with en-suite shower room, Juliet balcony and fabulous far reaching rural views, guest bedroom with further views and an en-suite shower room, two further bedrooms and a family bathroom with both bath and separate walk-in shower.

Externally the property provides a gated driveway, detached oak framed double garage and lawned gardens to front and rear.

ROOM SIZES:

Sitting Room	4.00 x 4.00	13'1" x 13'1"
Kitchen	4.00 x 3.50	13'1" x 11'6"
Dining/Lounge	4.80 x 4.80	15'9" x 15'9"
Study/Day Room	4.00 x 2.75	13'1" x 9'
Master Bedroom	4.75 x 3.00	15'7" x 9'10"
		(plus wardrobe space)
Bedroom 2	4.00 x 3.35	13'1" x 11'
Bedroom 3	4.00 x 2.90	13'1" x 9'6"
Bedroom 4	3.00 x 2.10	9'10" x 6'11"

PLUS:

WC/Cloaks
Utility Room
En-Suite x2
Bathroom

SPECIFICATION

- Premier Guarantee 10 Year Structural Warranty

EXTERIOR

- High security front and rear composite doors
- Aluminium bi-fold and French doors
- Timber effect UPVC windows
- Riven flags to footpaths and rear patio/courtyard
- Turfed front and rear gardens
- Outside Tap
- External Power Supply
- Detached double oak frame garages
- External lighting to front and rear doors

KITCHEN

- Choice of high quality kitchen units from exclusive local supplier with Neff integrated appliances including dishwasher, induction hob, double oven/microwave and fridge/freezer*

INTERIOR

- Underfloor heating to ground floor throughout
- Class 1 flue and hearth for woodburner (woodburner not included)
- Oak internal doors
- Oak staircase railings and handrail
- Choice of Crosswater sanitaryware with concealed toilet cistern and vanity units to bathroom and en-suite *
- Sky and Freeview installation (excludes Sky box)
- NACOSS approved security alarm
- Recessed brushed chrome LED downlighters to kitchen, utility, cloaks, bathroom and en-suite
- Brushed chrome sockets /switches with black inserts
- Floor tiles to kitchen (plot 3 - kitchen/dining), utility, cloaks, bathroom and en-suite
- Wall tiles to shower enclosure, 1/2 tiled around bath and to rear of basin/WC (where applicable)

**subject to build stage*



All details in this brochure are correct at time of going to print. It should be used only as a guide and the company reserves the right to alter specifications and illustrations at any time without notice. This information sheet does not form part of a contract or warranty in any way. All dimensions are for guidance only.

Room sizes: please note that all room sizes stated have been taken from the Developer's original plans and are therefore approximate and provided purely as a general guide.





ABOUT FLAWITH AND SURROUNDING AREA

TRANSPORT

Flawith benefits from being on a bus route (York and Thirsk) and there is an excellent fast mainline train service serving the East Coast to London and the South as well as Scotland from both York and Thirsk stations. There is also a local train service from Upper Poppleton (around 11 miles south) which links to Leeds and Harrogate.

Travelling further afield, international flights depart from Leeds Bradford Airport (30 miles), Durham Tees Valley Airport (40 miles) and Manchester Airport (90 miles).

SHOPPING

Flawith is well served by all the major supermarkets for home deliveries and local village stores are conveniently situated within a 5 minute drive in both Tollerton and Helperby. Tollerton's General Store also has a Post Office counter and is excellent for everyday grocery needs including wines, fresh produce and artisan bread.

The Georgian market town of Easingwold offers a wider range of retail options that include



independent family run Grocers and Butchers as well as Newsagents, Boutiques, Gift Shops, Cobblers, Carpet Store, Boots Pharmacy and Co-op Supermarket and a popular open air market every Friday.

Further afield, York's retail parks at Clifton Moor, Monks Cross and Vanguard (which is also home to a John Lewis department store) are within a 15 minute drive of Flawith and the historic City Centre of York provides an enthralling array of high street and independent shopping set on picturesque thoroughfares such as the Shambles, Petergate and Stonegate, complemented by a host of historic tourist attractions.

/CONTINUED... FLAWITH AND SURROUNDING AREA

SERVICES

For medical needs there are Doctor's Surgeries in Tollerton, Helperby and Easingwold – the latter of which offers two Dental Practices, Osteopaths and Physiotherapists. Easingwold also benefits from a Post Office, Banks, Solicitors, Hairdressers, a gym and community centre, Printers, Financial Advisors and two Veterinary Practices. There are several village churches near to Flawith with Easingwold offering places of worship for several denominations.

DINING

This pretty part of North Yorkshire boasts an exceptional range of dining options from bistro fare at the Aldwark Arms or The Bluebell Inn at Alne (both a 5 minute drive away) or The Olive Branch in Easingwold to fine dining at The Durham Ox in Crayke or The Oak Tree at Helperby (about a 12 minute drive away). For refined Michelin starred dining, The Black Swan at Oldstead is well worth the 25 minute drive but be sure to book well ahead! The long established characterful Crab & Lobster at Asenby continues to impress as well.

Many friendly country pubs offer good traditional menus and real ales, with Easingwold noted for its several highly regarded cafes and tea shops such as Tea Hee, The Curious Table, some of which provide 'pop up' themed evening dining options from time to time. As a Georgian coaching stop, it is also home to several 'proper' pubs like The George Inn which magnificently overlooks the cobbled market place, the sporty Angel and The New Inn which is also noted for its fine dining options for lunch and dinner.

As you would expect, the historic gem of York offers a spectacular range of eateries, pubs, bars and cafes for all tastes and budgets from all corners of the globe.

LEISURE

Flawith's leisurely pace of life is complemented by its proximity to beautiful countryside offering endless opportunities for walking, fishing and cycling or Marathon practice! The area is dotted with beautiful country houses to visit such as Beningbrough Hall and Newby Hall near Ripon and of course, Castle Howard. Aldwark Manor is a splendid country house hotel just 5 minutes drive away, with a health club, pool, spa, gym,

18 hole golf club; all with excellent membership deals. Nearby the town of Easingwold offers a well regarded golf club, football for all ages and skills levels, outdoor and indoor bowls and a well-supported cricket club. The Galtres Centre is a beautiful Victorian building home to tennis courts, football pitch, badminton, spinning studio, rifle shooting facilities and a fitness suite. For cultural pursuits, it also houses a superb theatre that offers 'am dram' productions (to watch or participate in) and live streaming of National Theatre, Royal Shakespeare Company, ballet and opera productions as well as occasional popular movie screenings. There are classes and charities galore to join and regular school holiday activity programmes for youngsters.

And when you feel the need to dip into city life, just 9 miles south is the historic gem that is the city of York with its Roman and Viking connections, world class tourist attractions and enthralling array of restaurants, bars, theatres, superb shopping and York Racecourse creating a uniquely vibrant, characterful, friendly option for days and nights out.

EDUCATION

Schooling, both state and independent sectors, is well provided for in the area. Pre-school and primary education is notably available in nearby Alne at an Ofsted rated "Outstanding" primary school as well as further afield in Easingwold which also offers the Outwood Academy for secondary schooling. Independent schools offer further options – Cundall and Terrington for the younger end, Queen Ethelburga's at Thorpe Underwood for years 2 to 18, and Ampleforth College out in the Hambleton Hills for all ages. Looking to York, the choice widens in all sectors with the renowned St. Peter's and Bootham Schools; both being easily accessible.



LOCATION MAP



 **FOXHOLM CROFT**
FLAWITH

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