



ORCHARD GARDENS

MORTON ON SWALE
NORTHALLERTON



ABOUT

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 housing industry. From site identification through to construction and after sales service they offer a personal touch and attention to detail, ensuring your new home is built to the highest of standards.

Design is of paramount importance with all our new homes, with great consideration given at the initial planning stage to ensure our vision is brought to life providing beautiful homes and developments that suits today's modern lifestyles.

At Alcuin Homes, we are conscious that everyone lives their life differently and wherever possible we will work with our home buyers to ensure the specification and internal design are tailored to their own requirements.

Every new development is designed with bespoke house types, created with the purchaser and local area in mind. We aim to create living and landscaping spaces that work practically and will stand the test of time. At Alcuin Homes we feel the one thing that should remain constant is our high specification for internal and external materials and with an extensive choice for fixtures and fittings available for your home, these can be customised to your own personal requirements.

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

ABOUT ORCHARD GARDENS, MORTON ON SWALE



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

Enjoying an enviable position in the heart of the desirable village of Morton on Swale, Orchard Gardens is set in a picturesque location in North Yorkshire; with excellent access to the A1M motorway and surrounded by beautiful countryside. It is located close to the North York Moors and Yorkshire Dales, offering a range of outdoor pursuits, sporting and leisure activities.

The village has numerous walks through open countryside but is only 3 miles from the busy market town of Northallerton, which has a thriving High Street, a bi-weekly market and an abundance of local amenities.

Regular trains from Northallerton take under 20 minutes to arrive in the centre of York.

APPLE TREE LODGE - PLOT 1



An outstanding detached new build property affording approximately 1100ft² of contemporary ground floor living space specifically designed to appeal to buyers with a taste for individual style and a bespoke finish.

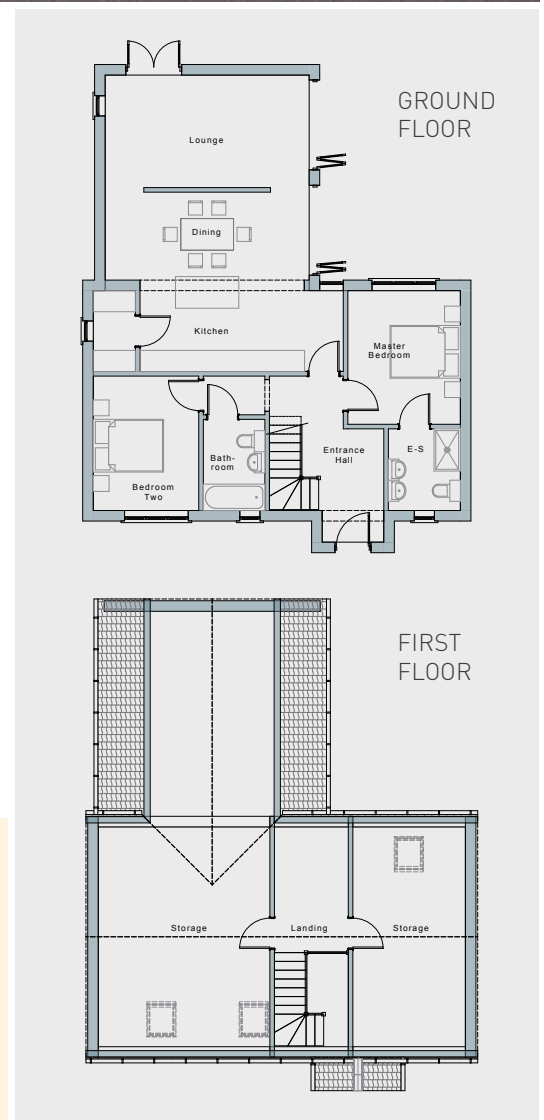
The property offers stunning and spacious interchangeable accommodation comprising of an entrance hall, a large kitchen/dining area and sitting room with aluminium bi-fold doors from each area leading out onto a large patio and lawned rear garden, two double bedrooms; one with en-suite and a further house bathroom and utility/boot room.

An oak staircase from the entrance hall leads to a large roof space area that can be adapted by the Developer should the buyer have a requirement for a guest bedroom suite, studio, reading area or other purpose.

Externally with the aforementioned garden, the property also benefits from a garage and driveway providing off street parking.

The property includes underfloor heating to the ground floor, bespoke Schuller kitchen with Neff appliances, aluminium bi-fold doors and oak internal doors and staircase.

Move in with 5% deposit with the Government backed Help To Buy scheme.



PLUS:

Hall	Landing
Utility	Storage
En Suite	Garage
Bathroom	

ROOM SIZES:

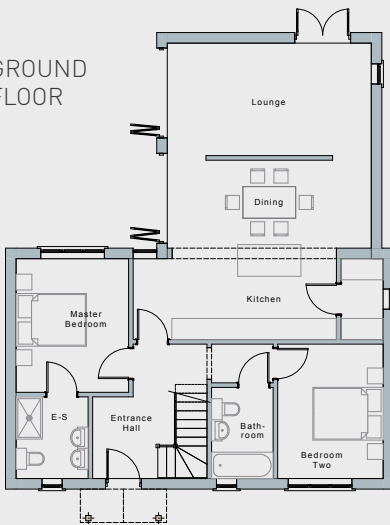
Kitchen	5.8m X 2.6m	19'0" X 8'6"
Dining	5.8m X 2.5m	19'0" X 8'2"
Lounge	5.8m X 3.2m	19'0" X 10'5"
Master Bedroom	3.8m X 3.2m	12'5" X 10'5"
Bedroom 2	3.8m X 3.0m	12'5" X 9'10"
TOTAL AREA	102.2 SQ/M	1100 SQ/FT
(Ground Floor only)		

PEAR TREE LODGE - PLOT 2



An outstanding detached new build property affording approximately 1100ft² of contemporary ground floor living space specifically designed to appeal to buyers with a taste for individual style and a bespoke finish.

GROUND FLOOR

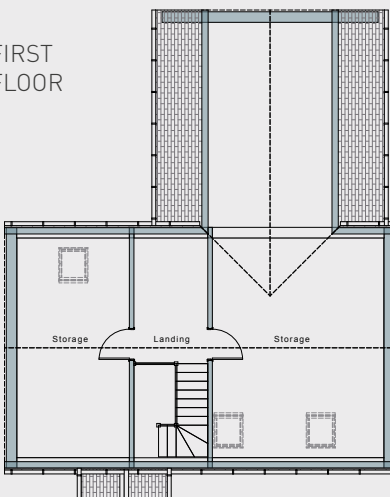


The property offers stunning and spacious interchangeable accommodation comprising of an entrance hall, a large kitchen/dining area and sitting room with aluminium bi-fold doors from each area leading out onto a large patio and lawned rear garden, two double bedrooms; one with en-suite and a further house bathroom and utility/boot room.

An oak staircase from the entrance hall leads to a large roof space area that can be adapted by the Developer should the buyer have a requirement for a guest bedroom suite, studio, reading area or other purpose.

Externally with the aforementioned garden, the property also benefits from a garage and driveway providing off street parking.

FIRST FLOOR



The property includes underfloor heating to the ground floor, bespoke Schuller kitchen with Neff appliances, aluminium bi-fold doors and oak internal doors and staircase.

Move in with 5% deposit with the Government backed Help To Buy scheme.

ROOM SIZES:

Kitchen	5.8m X 2.6m	19'0" X 8'6"
Dining	5.8m X 2.5m	19'0" X 8'2"
Lounge	5.8m X 3.2m	19'0" X 10'5"
Master Bedroom	3.8m X 3.2m	12'5" X 10'5"
Bedroom 2	3.8m X 3.0m	12'5" X 9'10"
TOTAL AREA	102.2 SQ/M	1100 SQ/FT
(Ground Floor only)		

PLUS:

Hall	Landing
Utility	Storage
En Suite	Garage
Bathroom	

CHERRY TREE HOUSE - PLOT 3



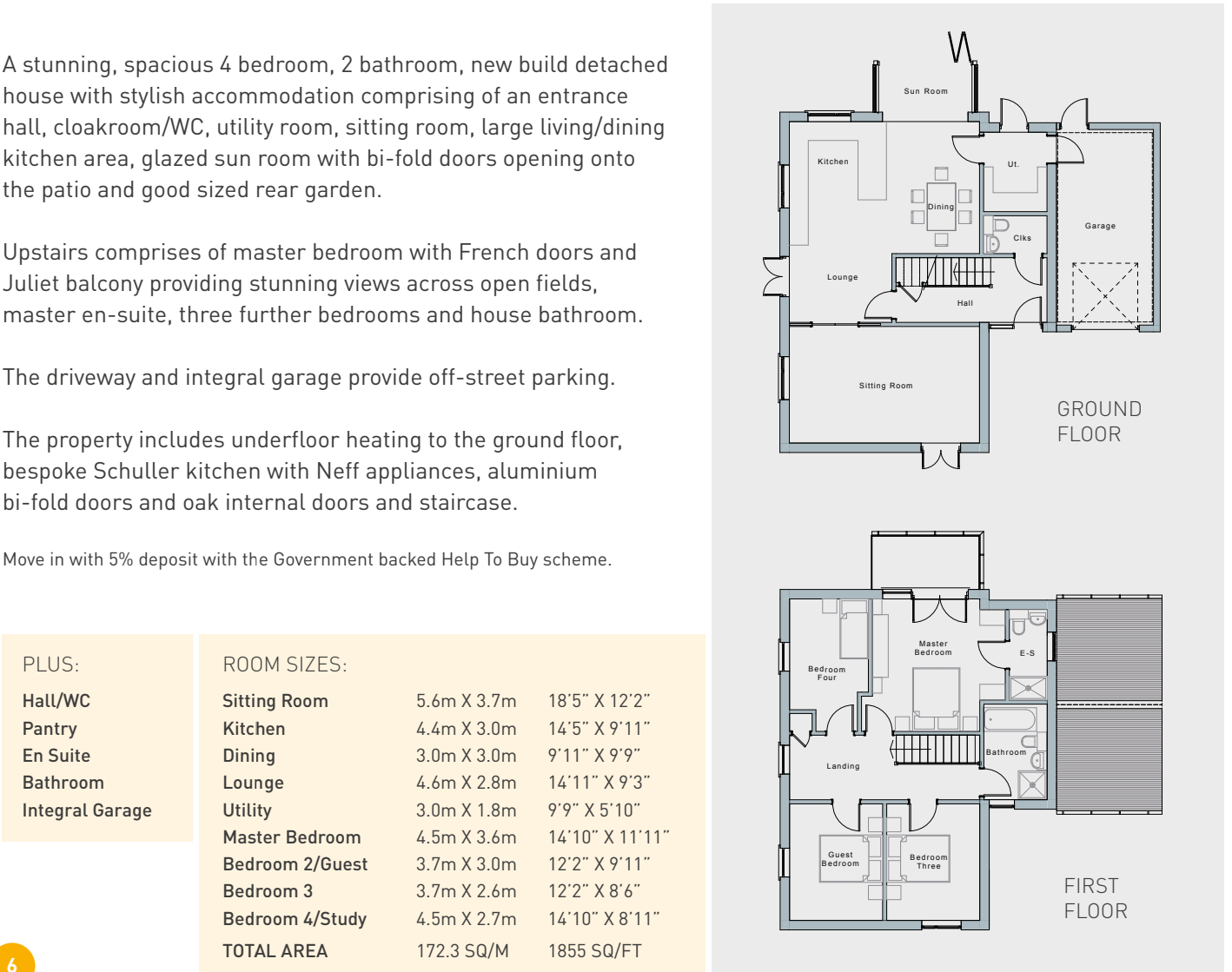
A stunning, spacious 4 bedroom, 2 bathroom, new build detached house with stylish accommodation comprising of an entrance hall, cloakroom/WC, utility room, sitting room, large living/dining kitchen area, glazed sun room with bi-fold doors opening onto the patio and good sized rear garden.

Upstairs comprises of master bedroom with French doors and Juliet balcony providing stunning views across open fields, master en-suite, three further bedrooms and house bathroom.

The driveway and integral garage provide off-street parking.

The property includes underfloor heating to the ground floor, bespoke Schuller kitchen with Neff appliances, aluminium bi-fold doors and oak internal doors and staircase.

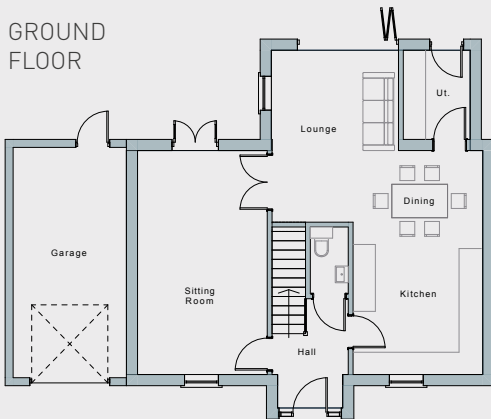
Move in with 5% deposit with the Government backed Help To Buy scheme.



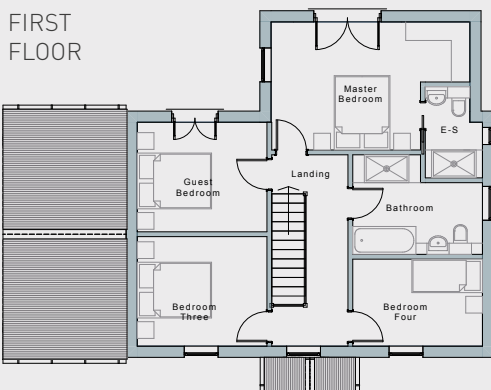
PLUS:	ROOM SIZES:		
Hall/WC	Sitting Room	5.6m X 3.7m	18'5" X 12'2"
Pantry	Kitchen	4.4m X 3.0m	14'5" X 9'11"
En Suite	Dining	3.0m X 3.0m	9'11" X 9'9"
Bathroom	Lounge	4.6m X 2.8m	14'11" X 9'3"
Integral Garage	Utility	3.0m X 1.8m	9'9" X 5'10"
	Master Bedroom	4.5m X 3.6m	14'10" X 11'11"
	Bedroom 2/Guest	3.7m X 3.0m	12'2" X 9'11"
	Bedroom 3	3.7m X 2.6m	12'2" X 8'6"
	Bedroom 4/Study	4.5m X 2.7m	14'10" X 8'11"
	TOTAL AREA	172.3 SQ/M	1855 SQ/FT



GROUND FLOOR



FIRST FLOOR



A superb, spacious, four bedroom two bathroom new build detached house with stylish accommodation comprising of an entrance hall, cloakroom/WC, sitting room, large living/dining kitchen area with bi-fold doors opening onto the patio and good sized rear garden.

Upstairs comprises of master bedroom with French doors and Juliet balcony with stunning views across open fields, master en-suite, three further double bedrooms and house bathroom.

The driveway and integral garage provide off-street parking.

The property includes underfloor heating to the ground floor, bespoke Schuller kitchen with Neff appliances, aluminium bi-fold doors, oak internal doors and oak spindles and handrail to the staircase.

Move in with 5% deposit with the Government backed Help To Buy scheme.

ROOM SIZES:

Sitting Room	5.9m X 3.5m	19'4" X 11'6"
Kitchen/Dining	6.1m X 3.5m	19'11" X 11'6"
Lounge	4.6m X 3.4m	15'1" X 11'2"
Utility	2.6m X 1.7m	8'6" X 5'7"
Master Bedroom	5.2m X 3.4m	17'1" X 11'2"
Bedroom 2/Guest	3.5m X 2.9m	11'6" X 9'6"
Bedroom 3	3.5m X 2.9m	11'6" X 9'6"
Bedroom 4/Study	3.4m X 2.3m	11'2" X 7'7"
TOTAL AREA	161.6 SQ/M	1739 SQ/FT

PLUS:

- Hall
- WC
- En Suite
- Bathroom
- Integral Garage
- Understairs cupboard

SYCAMORE HOUSE - PLOT 5

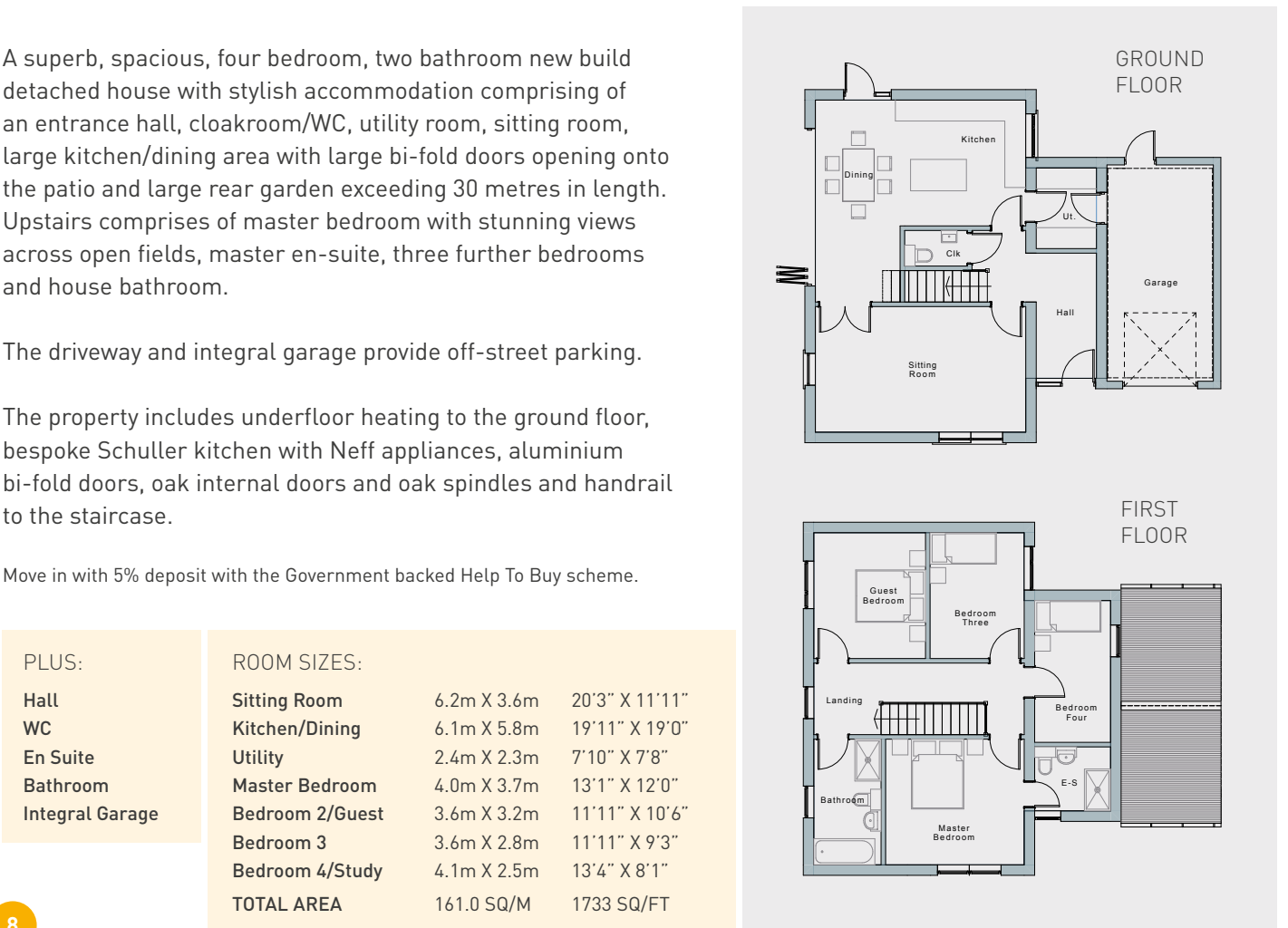


A superb, spacious, four bedroom, two bathroom new build detached house with stylish accommodation comprising of an entrance hall, cloakroom/WC, utility room, sitting room, large kitchen/dining area with large bi-fold doors opening onto the patio and large rear garden exceeding 30 metres in length. Upstairs comprises of master bedroom with stunning views across open fields, master en-suite, three further bedrooms and house bathroom.

The driveway and integral garage provide off-street parking.

The property includes underfloor heating to the ground floor, bespoke Schuller kitchen with Neff appliances, aluminium bi-fold doors, oak internal doors and oak spindles and handrail to the staircase.

Move in with 5% deposit with the Government backed Help To Buy scheme.



PLUS:	ROOM SIZES:		
Hall	Sitting Room	6.2m X 3.6m	20'3" X 11'11"
WC	Kitchen/Dining	6.1m X 5.8m	19'11" X 19'0"
En Suite	Utility	2.4m X 2.3m	7'10" X 7'8"
Bathroom	Master Bedroom	4.0m X 3.7m	13'1" X 12'0"
Integral Garage	Bedroom 2/Guest	3.6m X 3.2m	11'11" X 10'6"
	Bedroom 3	3.6m X 2.8m	11'11" X 9'3"
	Bedroom 4/Study	4.1m X 2.5m	13'4" X 8'1"
	TOTAL AREA	161.0 SQ/M	1733 SQ/FT

SPECIFICATION

- Premier Guarantee 10 Year Structural Warranty

EXTERIOR

- High security front and rear composite doors
- Aluminium bi-fold doors
- Timber effect flush UPVC double glazed windows
- Riven flags to footpaths and rear patio
- Lawned front and rear gardens
- Outside tap
- External power supply
- External lighting to front and rear doors

KITCHEN

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

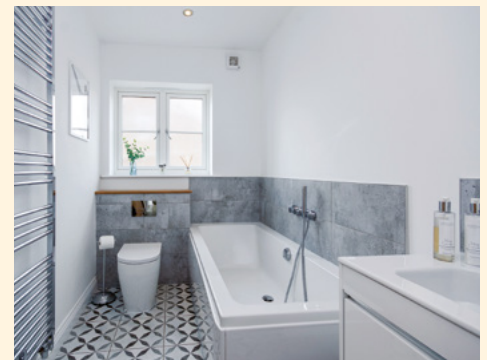
INTERIOR

- Underfloor heating to ground floor throughout
- 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
- Tiled flooring to the kitchen, utility, cloaks/WC, bathroom and en-suite
- Tiled walls to shower enclosure, half tiled around the bath and to rear of basin/toilet (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 and CGI images 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 MORTON ON SWALE AND SURROUNDING AREA

SERVICES

The village has a local shop and butchers, with a farm shop and cafe located just outside the village. For medical needs there are doctor's surgeries, dental practices and Friarage Hospital with an urgent treatment centre in Northallerton less than 4 miles away.

Northallerton also offers a wide range of amenities such as several banks, solicitors, hairdressers, various shops, cafes and restaurants.

DINING

The Old Royal George pub in the village is open for lunches and evening meals and the highly regarded Wellington Heifer in adjoining Ainderby Steeple is only a fifteen minute walk away. For a pleasant walk across open fields, head to the New Inn in the nearby village of Thrinftoft; all three providing a wide range of food and drink and a warm cosy welcome.

Northallerton and Brompton offer an exceptional range of restaurants, including traditional pub food, Italian and Mexican cuisine and a dedicated seafood restaurant.

During the day Northallerton's vibrant High Street boasts a selection of cafes; notably the world-famous Betty's Tea Room. Here you can indulge in afternoon tea or enjoy a delicious lunch from Betty's renowned Swiss-Yorkshire menu before exploring the town.

LEISURE

Morton on Swale's leisurely pace is complemented by the serenity and tranquillity of the beautiful countryside with opportunities for walking and angling on the River Swale. The North Yorkshire countryside is dotted with some beautiful heritage sites such as Byland Abbey and Fountains Abbey. Beyond the countryside walk there are opportunities to relax at Swinton Hall, Ripon and the 5-star spa facilities at Rockliffe Hall in Hurworth; all located within 30 minutes drive of Morton on Swale.

Hambleton District Leisure Centre is home to a wide range of indoor and outdoor Sports Arenas such as tennis courts, badminton courts, indoor cricket nets, indoor and outdoor football pitches, a swimming pool, fitness suite plus heat treatment rooms. Romanby also boasts an 18-hole golf club with club shop and clubhouse serving food and drink.



If you feel like a trip to the city then jump on the train from Northallerton Station where you can be in York within 20 minutes. York offers a vast range of restaurants, bars, shops and York Racecourse for a great day out with friends.

TRANSPORT

Morton on Swale benefits from being on a regular bus route from Bedale and Northallerton and which runs every 30 minutes. Northallerton Station boasts excellent rail links such as the East Coast mainline service from Edinburgh to London plus Trans Pennine services from Newcastle to Manchester Airport and Liverpool via York and Leeds. Travel into Leeming Bar and you can pick up the Wensleydale Heritage Railway and enjoy the scenic route from Leeming to Leyburn in the Yorkshire Dales.

For travelling further afield you can fly internationally from Teesside International Airport (30 miles), Leeds Bradford Airport (40 miles) and Newcastle Airport (60 miles); all easily accessible via the A1.

EDUCATION

Morton on Swale boasts a local primary school, which has an Ofsted rating of Good. Northallerton has a further seven primary schools, a secondary school and sixth form.

There is also Aysgarth School nearby offering private education for children aged 3-13 years.



LOCATION MAP



ORCHARD GARDENS
MORTON ON SWALE
DL7 9RG

FOR ALL ENQUIRIES:



Tel: 01845 524488

Email: info@jameswinn.co.uk

2 Bakers Alley, 29 Market Place, Thirsk, North Yorkshire, YO7 1HD



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01904 274336 - info@alcuinhomes.co.uk - alcuinhomes.co.uk