

ASHFIELD HOUSE



**MODERN COMFORT
MEETS TIMELESS
COUNTRYSIDE CHARM**



WELCOME TO ASHFIELD HOUSE

ESCAPE TO MODERN RURAL LIVING

Just minutes from the breathtaking Yorkshire Dales and Nidderdale AONB. Only 15 minutes to Harrogate, with easy connections to York, Leeds, and London by train, this all-electric home combines countryside tranquility with city convenience. Featuring Air Source Heat Pumps, EPC A efficiency, and two private paddocks, it's the perfect blend of sustainable luxury and scenic living.

PRIME RURAL LOCATION WITH STRONG CONNECTIVITY

Peaceful countryside living with effortless access to Harrogate and Leeds

SUSTAINABLE, FUTURE-FOCUSED LIVING

EV charging point and modern infrastructure

HIGH-END DESIGN AND CRAFTSMANSHIP

Elegant, thoughtfully designed interior with premium finishes

EXCEPTIONAL OUTDOOR SPACE AND PRIVACY

Private landscaped garden with two exclusive paddocks

SECURE AND TECHNOLOGY-READY

Electric-gated entrance with video entry system

LONG-TERM ASSURANCE

10-year new homes warranty



Computer-generated images are indicative only and are for illustrative purposes.

PRIVATE SURROUNDS

EMBRACED BY OPEN FIELDS AND OPEN SKIES



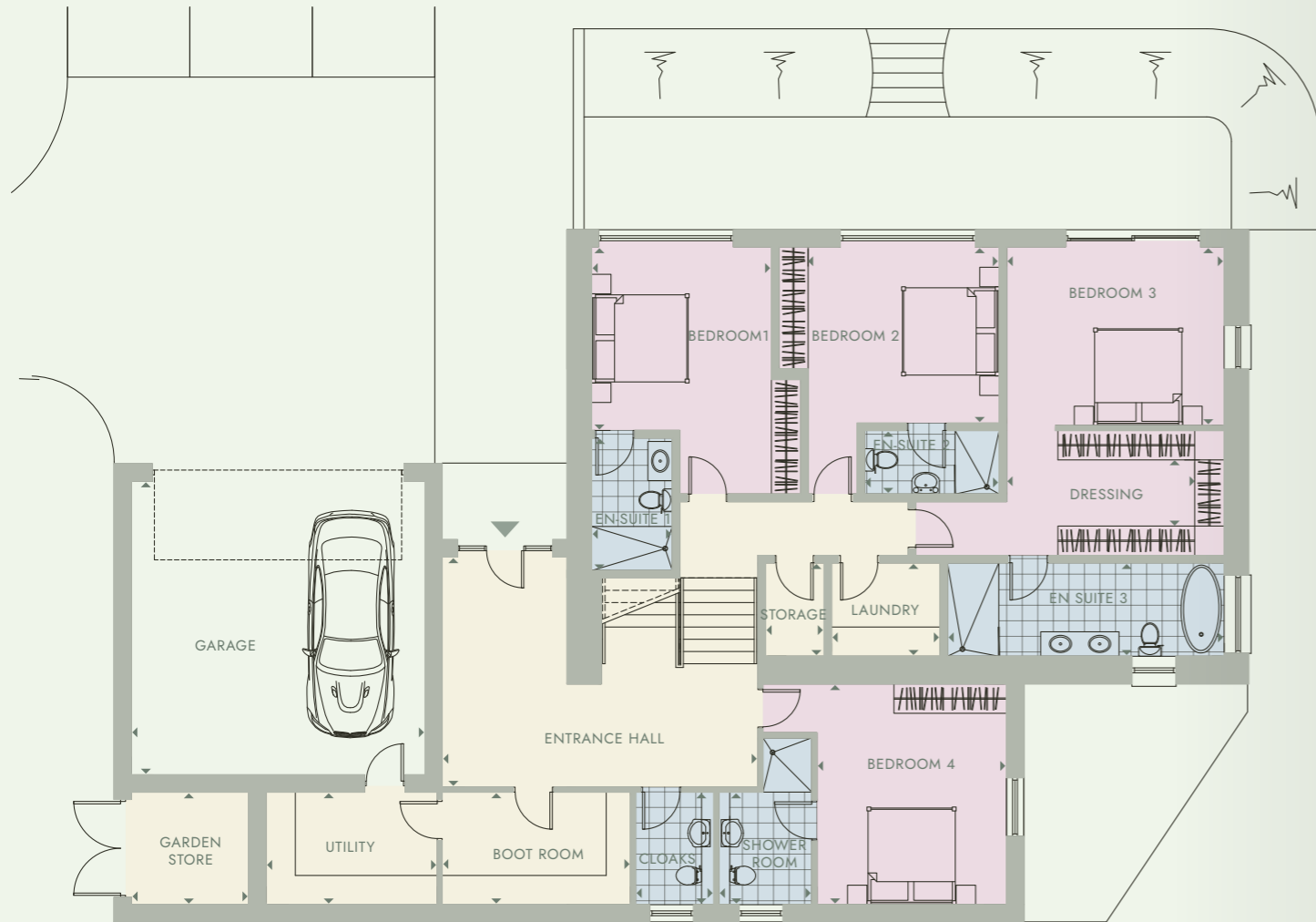
BRIMHAM ROCKS ROAD

ENTRANCE



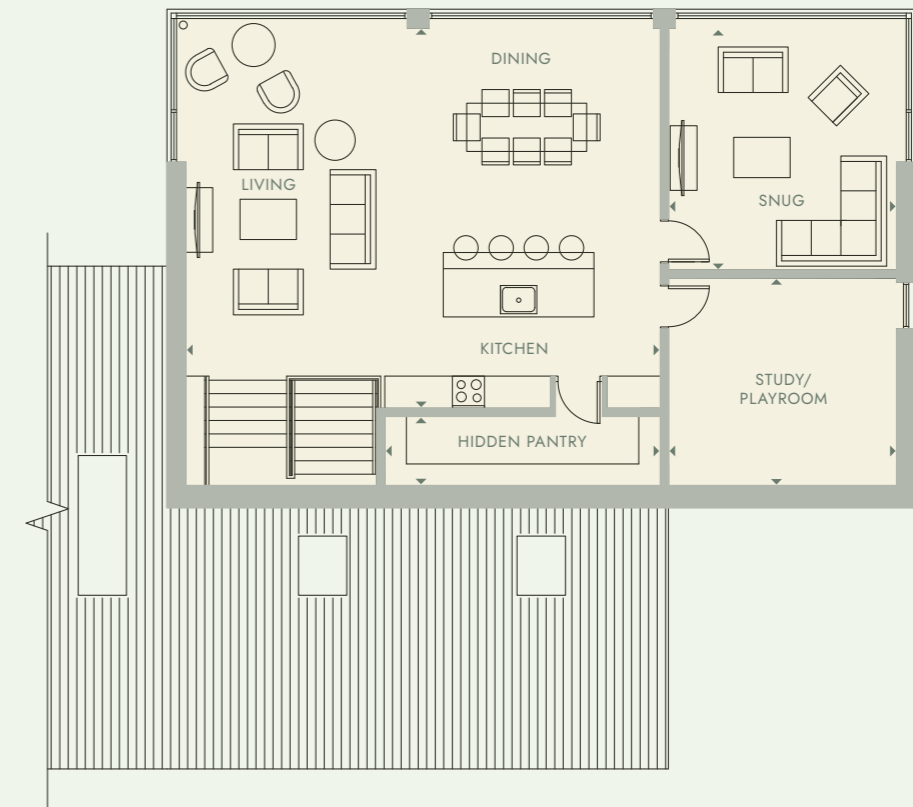
DESIGNED FOR LIVING

WHERE ELEGANCE MEETS EVERYDAY EASE



GROUND FLOORPLAN

	IMPERIAL	METRIC
Bedroom 1	12' 3" x 12'	3.75 m x 3.67 m
Bedroom 2	11' 10" x 12' 9"	3.6 m x 3.9 m
Bedroom 3	15' 1" x 11' 11"	4.59 m x 3.65 m
Bedroom 4	12' 8" x 14' 9"	3.87 m x 4.51 m
Garage	19' 8" x 19' 8"	6 m x 6 m



FIRST FLOORPLAN

	IMPERIAL	METRIC
Kitchen/Living/Dining	21' 2" x 15' 5"	6.45 m x 4.7 m
Snug	12' 3" x 12'	3.75 m x 3.67 m
Study/Playroom	8' 10" x 5' 5"	2.71 m x 1.65 m

Floorplans and site layouts are indicative only.
Dimensions, layouts, and features may vary.



REFINED INTERIORS

EXCEPTIONAL CRAFTSMANSHIP, TIMELESS QUALITY

INTERIOR

- Taupe Italian porcelain tiles to the entrance hallway
- Herringbone wooden flooring to the kitchen and living areas
- Underfloor heating throughout the property
- High quality carpets
- Juliet balcony from the dining area
- Grand entrance hall
- 'Hidden pantry'

EXTERIOR

- Oversized front door
- External electrical sockets
- Landscaped garens
- Natural stone flag paving
- Aluminium seam cladding and roof
- Electric garage door
- Private electric-gated entrance
- Video entry system
- Electric vehicle charging point
- 2 No. paddocks

KITCHEN

- Choice of traditional or modern handle-less units, worktops and finishes
- High quality NEFF appliances
- LED under unit lighting

BATHROOMS, ENSUITES & WCS

- Lusso sanitaryware and fittings
- Recessed cabinetry
- Fully tiled bathrooms and ensuites
- Automatic feature lighting
- Chrome towel rails
- Feature bath to the master bedroom
- Double sink to the master bedroom

OPTIONAL EXTRAS

- Wooden flooring to the bedrooms
- Fitted wardrobes
- Additional stone flag paving
- Built-in smart home lighting

ENERGY EFFICIENCY

- Fossil fuel free
- Air Source Heat Pump
- EPC A Rating

MEDIA

- CAT6 cabling throughout
- Hard wired cabling for built in surround sound

SECURITY

- Feature external lighting
- Intruder alarm

WARRANTY

- 10 Year New Homes Warranty

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A NEW ADVENTURE AWAITS

ENDLESS WAYS TO RECONNECT WITH NATURE

Yorkshire Dales is a paradise for outdoor enthusiasts, offering endless opportunities to explore its breathtaking landscapes. From hiking along scenic trails to cycling through quiet country lanes and rugged hills.

The region's rivers and waterfalls invite wild swimming and kayaking, while limestone caves and crags attract climbers from around the world. Yorkshire Dales provides the perfect backdrop for outdoor living and discovery all year round.

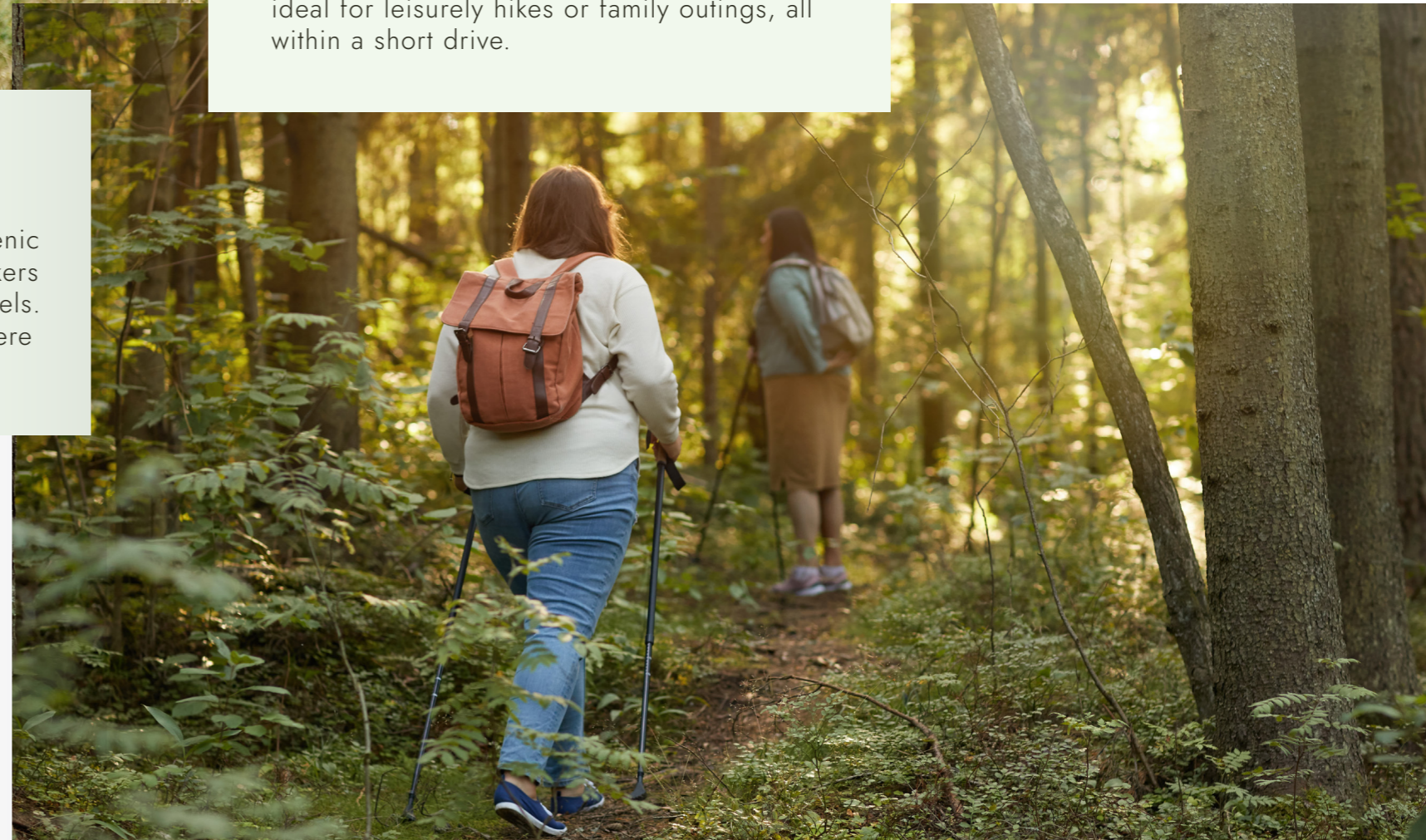


SCENIC PATHS ALL AROUND

Explore the nearby trails through the beautiful Nidderdale Area of Natural Beauty. Shorter local walks, such as routes around Brimham Rocks, Fewston Reservoir, and Thruscross Reservoir provide peaceful, accessible paths ideal for leisurely hikes or family outings, all within a short drive.

YORKSHIRE ON WHEELS

Offering some of the best cycling routes in the UK, with winding country roads and scenic valleys. Both road cyclists and mountain bikers can enjoy routes, which cater to all skill levels. With stunning views at every turn, biking here is as rewarding as it is invigorating.



LIFE WITHIN REACH

TRANQUILITY WITH MODERN CONVENIENCE



SHOPS

- 1 Sophie's Coffee Shop - 3.4 miles
- 2 Tesco Express - 4.8 miles
- 3 Harrogate - 7.5 miles



EDUCATION

- 4 Belmont Grosvenor School - 3.8 miles
- 5 Admiral Long Church of England Primary School - 1 mile
- 6 St. Aidan's Church of England High School - 8.3 miles
- 7 Harrogate Grammar School - 8 miles



RESTAURANTS / PUBS

- 8 The Joiners Arms- 3.3 miles
- 9 Paradise Cafe - 4.4 miles
- 10 Stuzzi- 7.1 miles

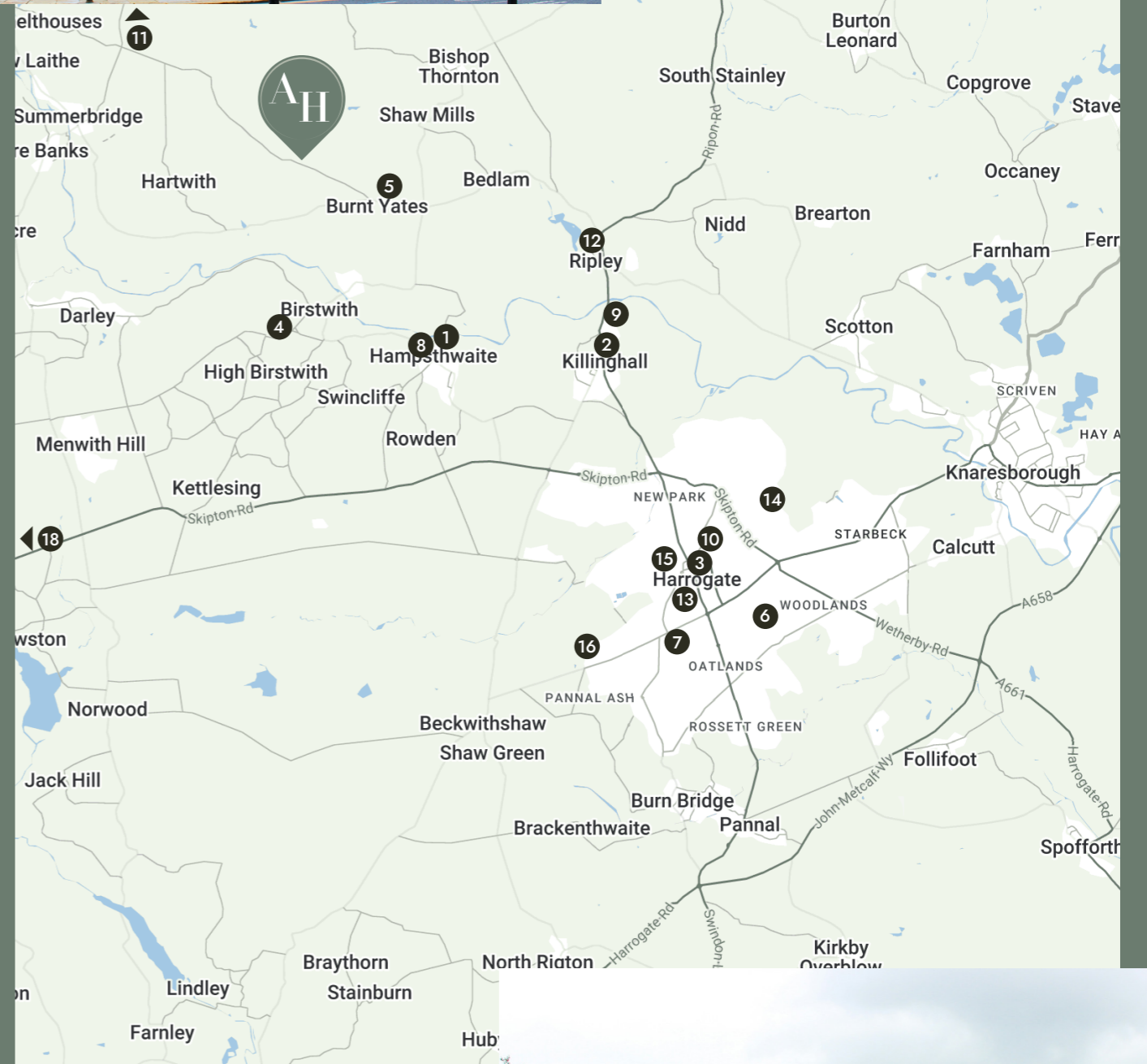


LOCAL ATTRACTIONS

- 11 Brimham Rocks - 2.9 miles
- 12 Ripley Castle & Gardens - 3.6 miles
- 13 Royal Pump Room Museum - 7 miles
- 14 Nidderdale Greenway - 7.5 miles
- 15 Valley Gardens - 8.7 miles
- 16 RHS Garden Harlow Carr - 9.6 miles
- 17 Fountains Abbey - 10.8 miles
- 18 Bolton Abbey- 17.1 miles



ROYAL PUMP ROOM MUSEUM

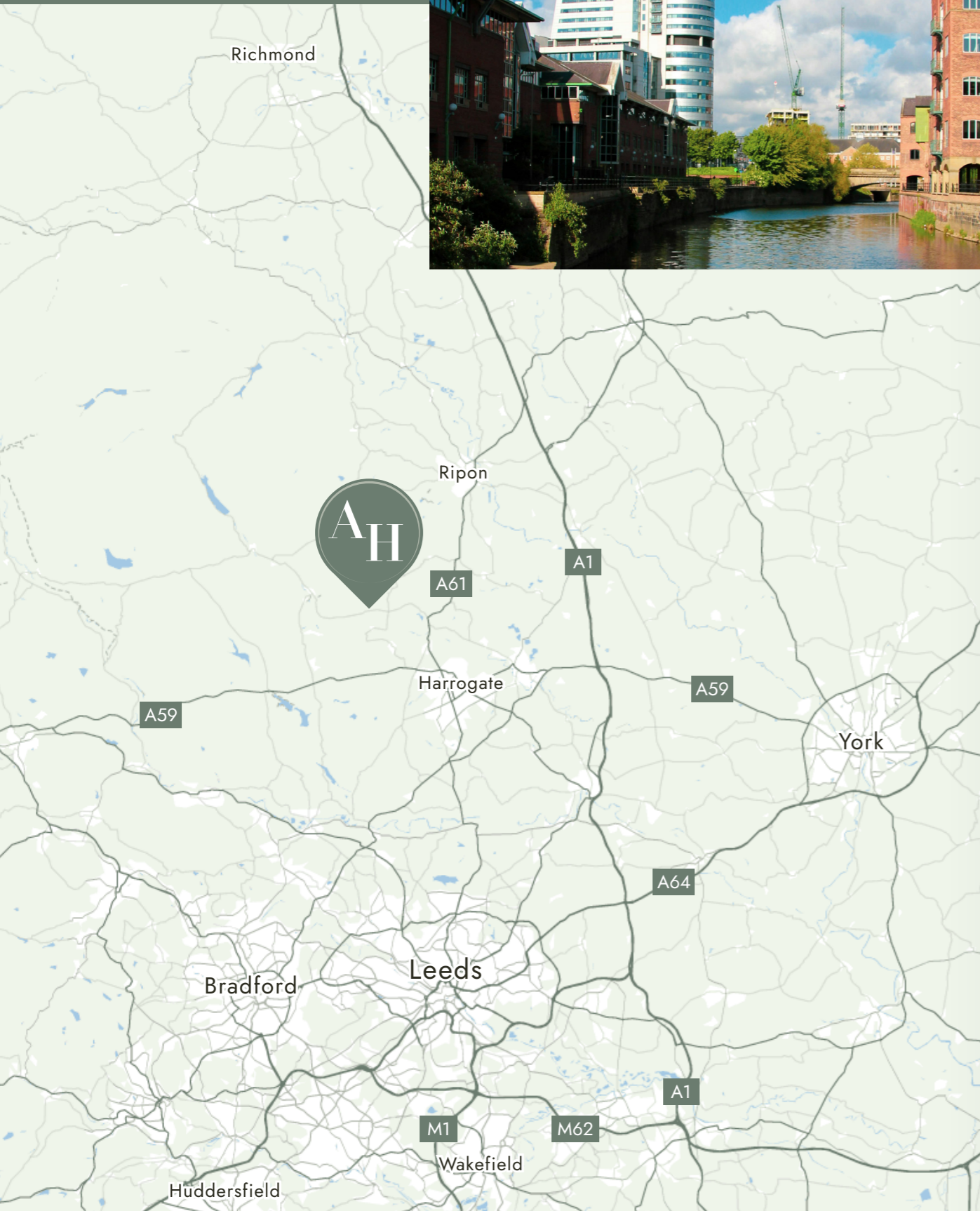


RIPLEY CASTLE



THE VALLEY GARDENS

LEEDS



SEAMLESS TRAVEL

FROM LOCAL LANES TO LONDON TRAINS



CAR

- Bewerley Riding Centre - 10 mins
- Pateley Bridge - 10 mins
- Brimham Rocks - 5 mins
- Gouthwaite Reservoir - 20 mins
- Stump Cross Caverns - 24 mins
- Fountains Abbey & Studley Royal - 17 mins
- Ripley Castle - 8 mins
- How Stean Gore - 32 mins
- Ripon - 22 mins
- Harrogate - 17 mins
- Leeds - 50 min
- York - 58 mins



TRAIN

- Leeds - 38 mins
- York - 40 mins
- Edinburgh Waverley - 3 hrs 13 mins
- London - 2 hrs 43 mins



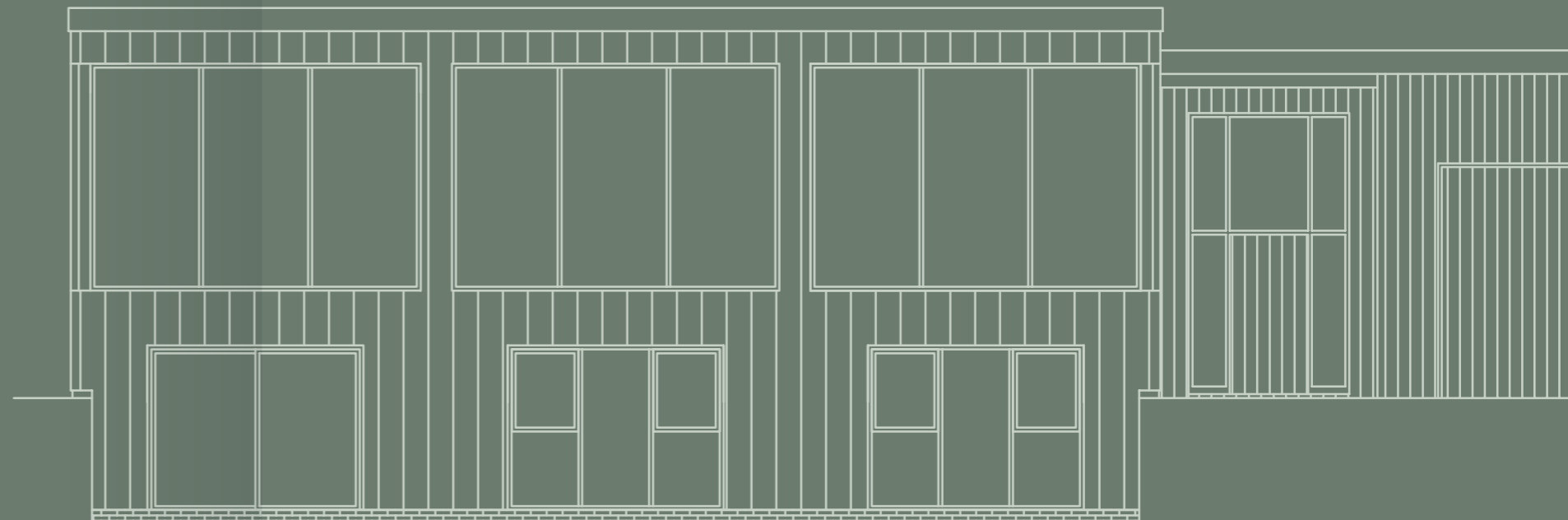
AIRPORT

- Leeds Bradford Airport - 38 mins
- Newcastle Airport - 1 hr 41 mins
- Manchester Airport - 1 hr 46 mins



FOUNTAIN'S ABBEY

MODERN LIVING,
MADE BEAUTIFULLY
NATURAL





CALL US TODAY TO FIND OUT MORE
01423 205442

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BNP PARIBAS GROUP 