



Villawood



BURTON RISE

CHERRY BURTON

A SELECT DEVELOPMENT
OF JUST 4 INDIVIDUALLY DESIGNED HOMES

Beautiful homes
of exceptional quality



Villawood Homes are delighted to present Burton Rise...

An exclusive quality development in the heart of East Yorkshire set on the Western boundary of the desirable and sought after village of Cherry Burton. The private courtyard development will provide for just four exclusive extremely desirable unique homes.

The conversion of a range of former farm buildings together with new build will create four separate individually designed homes extending in a range of accommodation from 1600sqft to 2200sqft plus garaging. The complimentary construction of these unique properties by Villawood Homes will place emphasis on enhancing the village street scene. Rustic traditional brick and pantile covering along with contemporary styled internal living space blends effortlessly to provide style and space for the

needs of today's sophisticated home buyer. To include open plan ground floor living areas, bespoke fitted kitchens and stylish luxury bathrooms that you would expect to enjoy in quality homes with a high standard of design and finish. These individual homes will be accessed via a private driveway off Highgate leading into an enclosed courtyard development. Each home will have the benefit of its own parking and garaging provision.

The development is ideally located for commuting into Beverley, Hull and East Yorkshire with excellent road links to the M62/A1079 corridor with access to the West to Pocklington, York, Leeds and beyond. Beverley train station and bus interchange transport hub are both within easy traveling distance.





FUTURE DEVELOPMENT
ILLUSTRATION PURPOSE ONLY

The Historic Village of Cherry Burton

The rural village of Cherry Burton is well provided with focal points and community centric facilities. The grounds of the historic St Michaels and All Angles Church situated to the Eastern boundary of the village is thought to have been consecrated around 686AD, and is one of the finest examples of the parochial system in England, where the church was built and endowed by the local lord of the manor. Along with providing worship and services there are a range of excellent community opportunities for mums and toddlers, youth and adult groups alike, along with other meeting centred activities including the friends of St Michaels Church.

The Village is provided with a well-stocked local shop and Post Office, The Bay Horse traditional village pub provides a warm and friendly environment for eating, drinking and socialising, and the village primary school enjoys an excellent OFSTED report. In addition the village hall is utilised by many village clubs and groups as well as live music events.

In the easily accessible picturesque market town of Beverley there are three well regarded senior schools and a college together with good transport links to a number of independent schools in the area. The neighbouring village of Bishop Burton boasts its college as a centre of vocational excellence for agriculture and equine.

Beverley also benefits from an excellent selection of high street shops, restaurants, café bars, stylish boutiques, theatre and cinema.

There are numerous leisure activities nearby including cycle paths and country walks and the Cherry Burton sports field has an excellent range of facilities including football and cricket pitches, tennis, basketball and netball courts with a pavilion and outdoor gym. Just short drives away are a number of excellent golf clubs and sporting facilities, together with the Beverley Leisure centre and swimming pool complex and library.

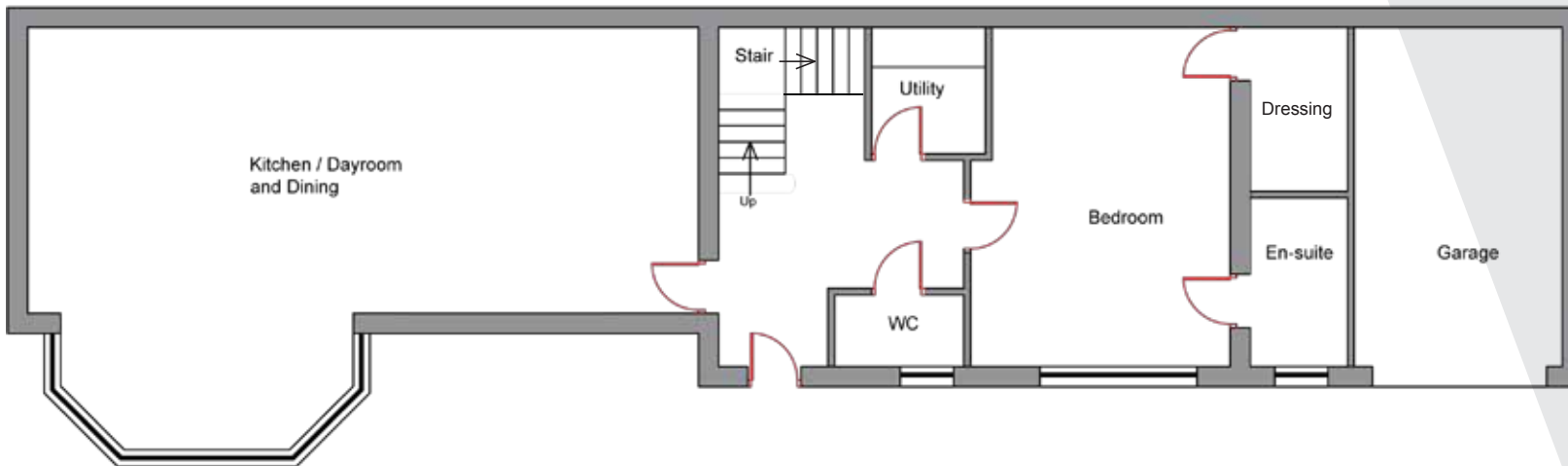




Plot 1

3 Bedroom House

Ground Floor



First Floor



Total Area: Approx. 1528 sq. ft / 142m²

Dimensions

Ground Floor

Hallway

Cloaks/WC:

1.000m x 1.600m (3'2" x 5'2")

Utility:

2.000m x 2.000m (6'5" x 6'5")

Lounge/Kitchen/Day Room:

9.800m x 4.600m (32'2" x 15'0")

Bedroom 1:

3.700m x 5.100m (12'1" x 16'7")

Dressing:

1.500m x 3.000m (4'9" x 9'8")

EnSuite:

(1.500m x 2.000m)

First Floor

Landing

Bedroom 2:

2.800m x 5.100m (9'1" x 16'7")

Bedroom 3:

2.500m x 3.000m (8'2" x 9'8")

Bathroom:

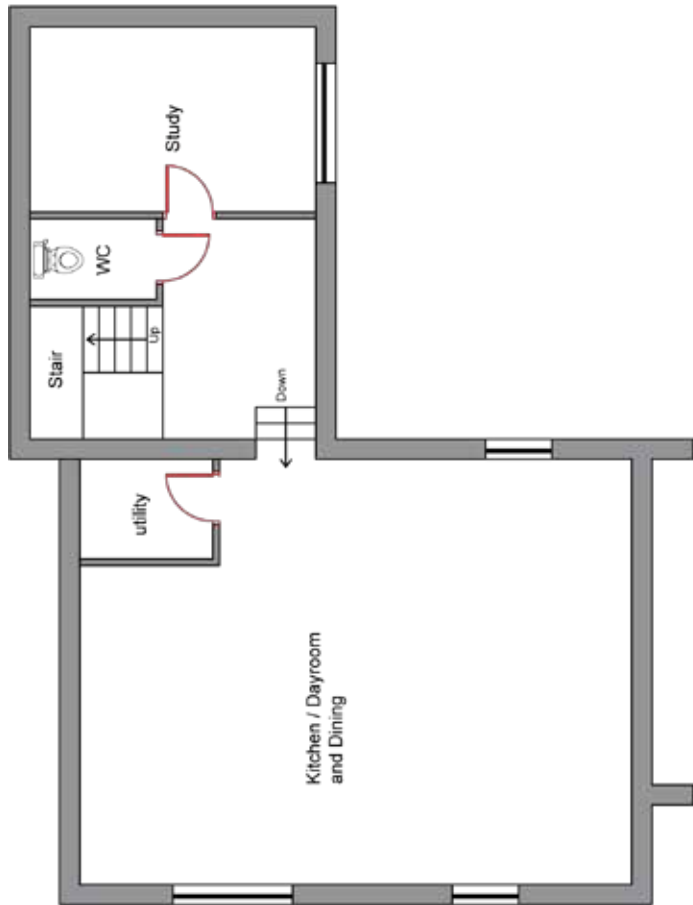
1.900m x 3.000m (6'2" x 9'8")



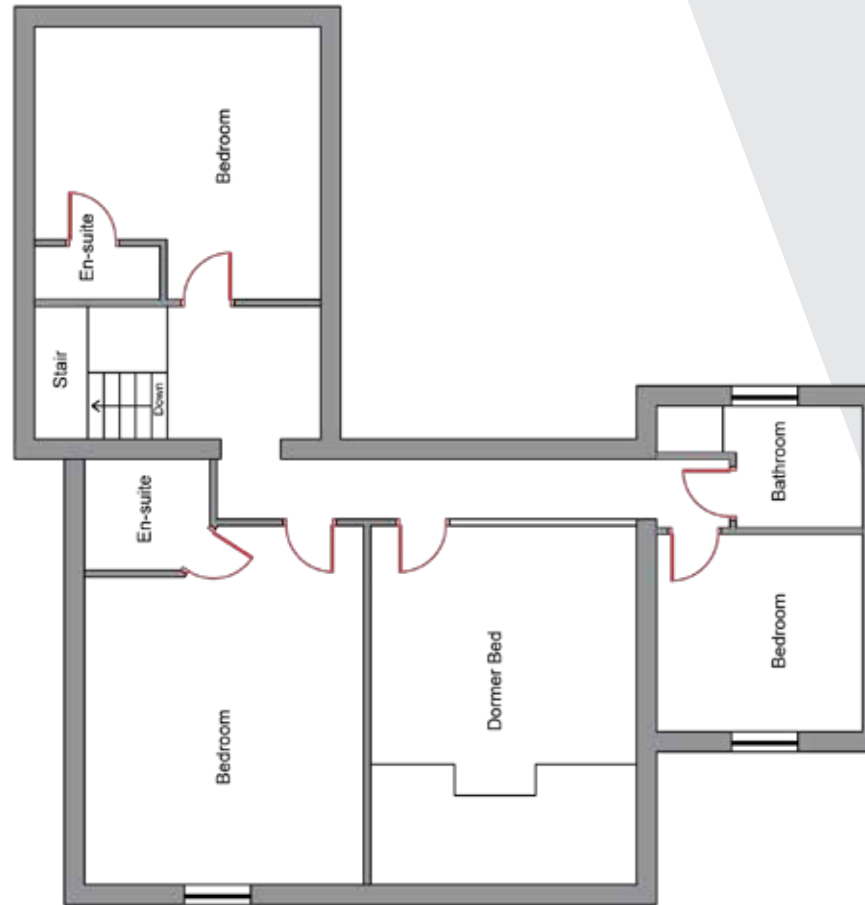
Plot 2

4 Bedroom House

Ground Floor



First Floor



Total Area: Approx. 1808 sq. ft / 168m²

Dimensions

Ground Floor

Hallway

Cloaks/WC:

2.000m x 1.500m (6'6" x 4'9")

Utility:

2.000m x 1.500m (6'6" x 5'2")

Lounge/Kitchen/Day:

8.300m x 6.200m (27'2" x 20'3")

Study:

2.800m x 4.600m (9'2" x 15'0")

First Floor

Bedroom 1:

4.200m x 5.00m (13'7" x 16'4")

EnSuite:

1.800m x 1.800m (5'9" x 5'9")

Bedroom 2:

4.600m x 4.000m (15'0" x 13'1")

EnSuite:

1.000m x 2.000m (3'3" x 6'6")

Bedroom 3:

3.600m x 3.600m (11'9" x 11'9")

Bedroom 4:

3.100m x 3.000m (10'2" x 9'8")

Bathroom:

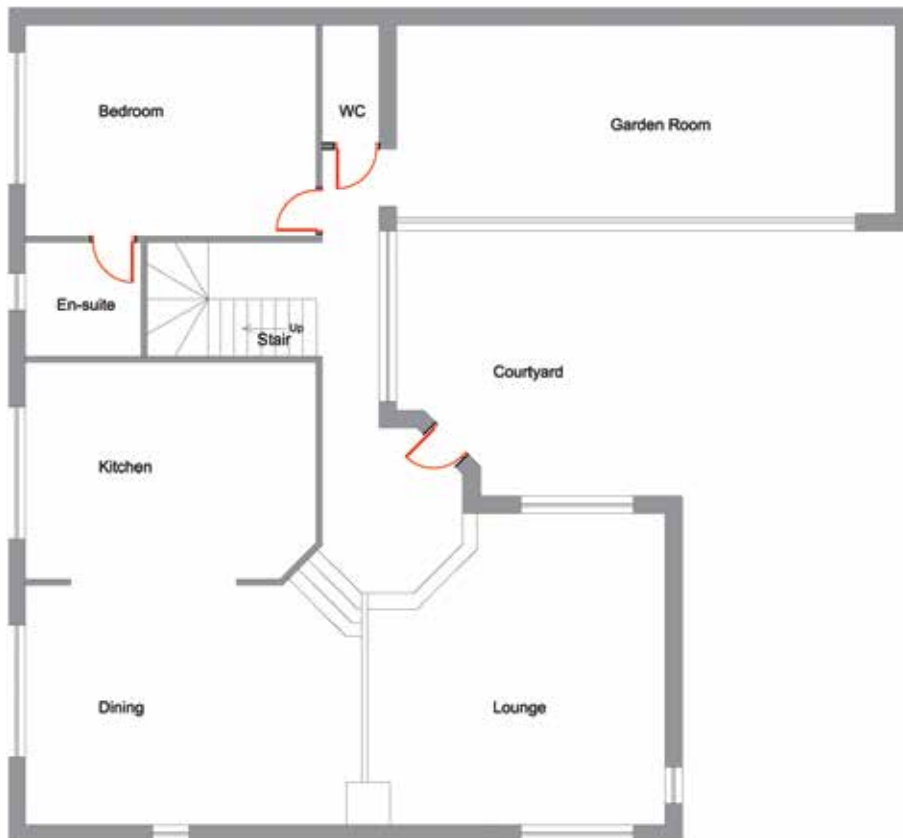
(2.000m x 2.500m)



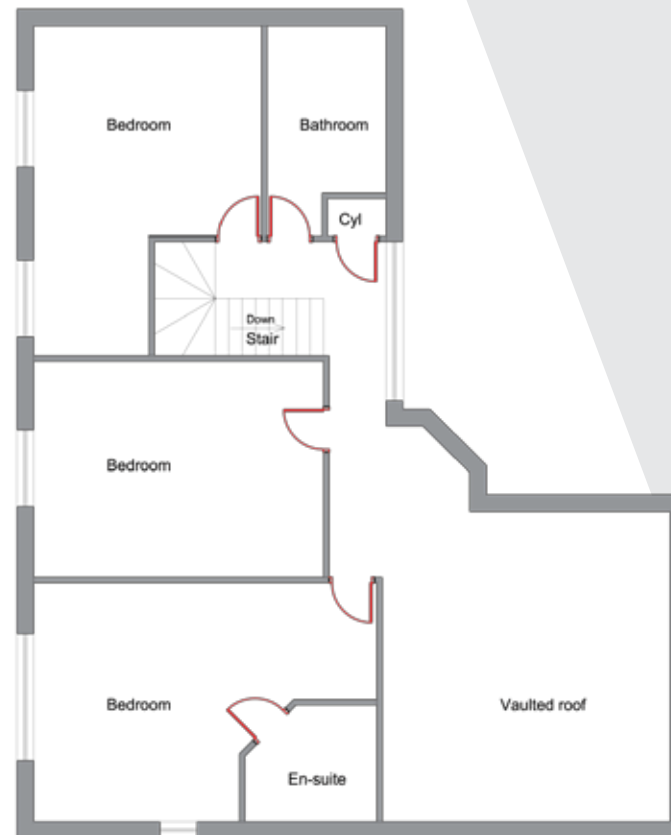
Plot 3

4 Bedroom House

Ground Floor



First Floor



Total Area: Approx. 2206 sq. ft / 205m²

Dimensions

Ground Floor

Hallway

Cloaks/WC:

1.000 x 1.800 (3'2" x 5'9")

Lounge:

5.000 x 5.100m (16'4" x 16'7")

Kitchen/Day room:

7.700m x 5.000m (25'3" x 16'4")

Garden Room:

8.000m x 3.200m (26'2" x 10'5")

Bedroom 1:

4.800m x 3.500m (15'7" x 11'5")

EnSuite:

2.000m x 2.600m (6'6" x 8'5")

First Floor

Bedroom 2:

5.400m x 4.000m (17'7" x 13'2")

EnSuite:

1.5000m x 2.000m (4'9" x 6'6")

Bedroom 3:

4.7000m x 3.600m (15'4" x 11'9")

Bedroom 4:

3.700m x 5.500m max (12'1" x 18'0")

Bathroom:

2.000m x 3.400m (6'6" x 11'1")

Burton Rise is a private courtyard development of just 4 homes leading off Highgate, Cherry Burton.

The driveway is to be finished in a mixture of cobble sets, block paving and Tarmacadam, Traditional brick walls and fencing to boundaries.

Each home is unique in design.

Plots 1 & 2 are fully reconstructed barn conversions; Plot 3 is a new build.

A mixture of original and reclaimed facing bricks is used, together with a blend of traditional brick and York stone detailing to elevations to retain the authenticity of the buildings

Exterior

- Each property will have a comprehensive scheme of landscaped gardens with paved outside entertainment areas.
- High performance double glazed timber windows and bespoke doors.
- Traditional Clay Pantile roof with Velux conservation roof lights.
- External lighting to front and rear elevations and electric socket.
- Outside tap.
- Mixture of boundary walls and timber fencing.

Services

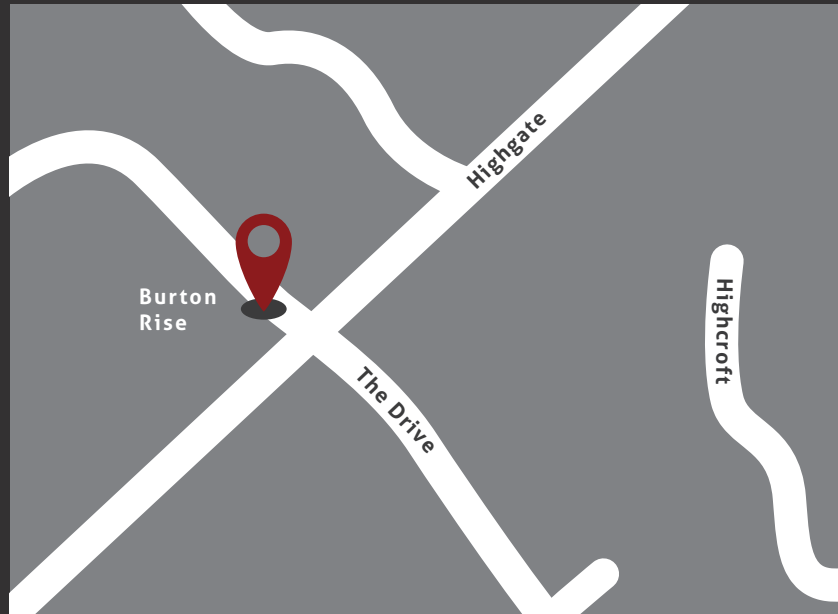
- Mains gas
- Mains electric
- Mains water
- Mains drainage

Interior

- Individually designed and crafted timber stair case and balustrading.
- Contemporary styling to include some traditional oak detailing to selected areas.
- Oak finished internal doors.
- Bespoke high quality fully fitted kitchen within an "open" living space.
- An extensive range of built in cooking appliances and refrigeration equipment will be incorporated into the kitchen area (oven, hob, extractor, dishwasher, fridge and freezer).
- The utility area will provide plumbing for a washing machine and space for a tumble dryer.
- Stylish sanitary ware and contemporary tiling to bathroom, EnSuite and cloakroom.
- Energy efficient gas fired central heating system to include underfloor heating to the ground floor living area.
- Each home is to be fitted with a stylish Log burner and flue.
- Telephone/internet point and comprehensive pre wiring for multi room TV system.
- All interior decoration to be completed with a choice of colours and all timber work finished in satin wood.
- Choice of floor tiling and flooring materials to selected ground floor areas.
- Choice of wall tiling to bathrooms.
- Single garaging to Plots 1 & 2, refurbished garaging and outbuilding to Plot 3.
- **Tenure Freehold**



BURTON RISE, CHERRY BURTON, 1-4 BURTON RISE, CHERRY BURTON HU17 7SE



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