

— AN  
EXCLUSIVE  
OPPORTUNITY  
— THE  
ACRES LINTON



INTRODUCING  
*The* ACRES—  
—LINTON



Visual: aerial view of the Acres





**T**he Acres is a unique development of just four outstanding homes which are set in a superb private position in the heart of the highly sought-after village of Linton. The site extends to over 2½ acres, allowing each house to have a private individual setting, with access from Linton Lane via a new sweeping driveway.

*This is one of the most prestigious developments to become available in Yorkshire for a considerable time, with homes to suit their surroundings and incorporating individual interior and exterior design features to ensure that each property has its own unique character. The properties are oriented to take full advantage of the site's south facing and elevated position whilst maintaining privacy and enjoying long distance views over the surrounding countryside. They will particularly appeal to those seeking quality living with luxury very much in mind and will be built using only the finest materials and finishes - with particular attention to detail.*

*Purchasers will be given the unique opportunity to completely tailor the property to their own specification and finish to create a truly bespoke family home. Alternatively they can let the experienced developer make the decisions on their behalf, which will allow them to simply move in and enjoy - with all aspects of construction and finish taken care of.*



*The* LINTON  
STORY OF







**L**inton is one of the most sought-after villages in Yorkshire and lies just a few minutes drive from the nearby market town of Wetherby. It is widely admired for its individual and high calibre family homes. The villagers can enjoy fine food and beverage at the Windmill Inn and take advantage of the local leisure facilities provided by Wood Hall Hotel and Spa, Linton Tennis Courts and Wetherby Golf Club.

*Wetherby is approximately one mile away and provides an excellent range of everyday facilities including shops, restaurants and schooling facilities. There is a wider choice in the surrounding towns and cities of Harrogate, York and Leeds which can each be accessed within approximately thirty minutes by car.*

*Linton is ideally placed to take advantage of the nearby transport links to the surrounding commercial centres with the A1(M), just 1.5 miles to the east, offering access to the national motorway network. Mainline train stations at both Leeds and York provide regular high speed services to London King's Cross and Edinburgh. Leeds Bradford International Airport offers domestic and international flights to a wide variety of locations and is only 14 miles to the west.*







PLOT  
*No.1*

*The*  
**DETAIL**  
—PLOT 1

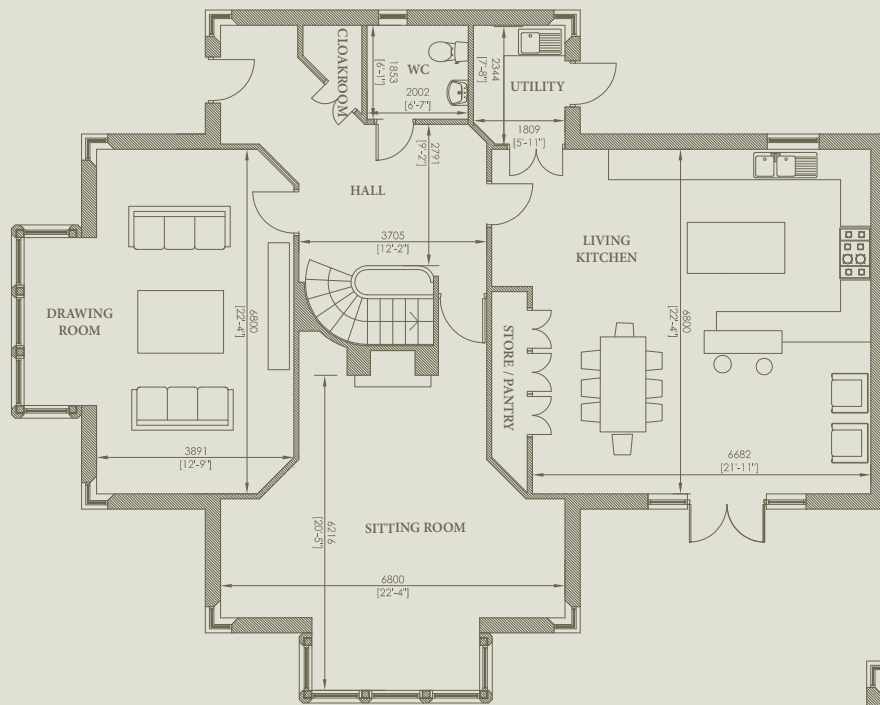
Hall  
Drawing room  
Sitting room  
Living kitchen  
Utility room  
Study  
Cinema/Gym

Principal bedroom suite  
Guest bedroom suite  
Three further bedrooms  
Two family bathrooms  
Landscaped gardens  
Double garage

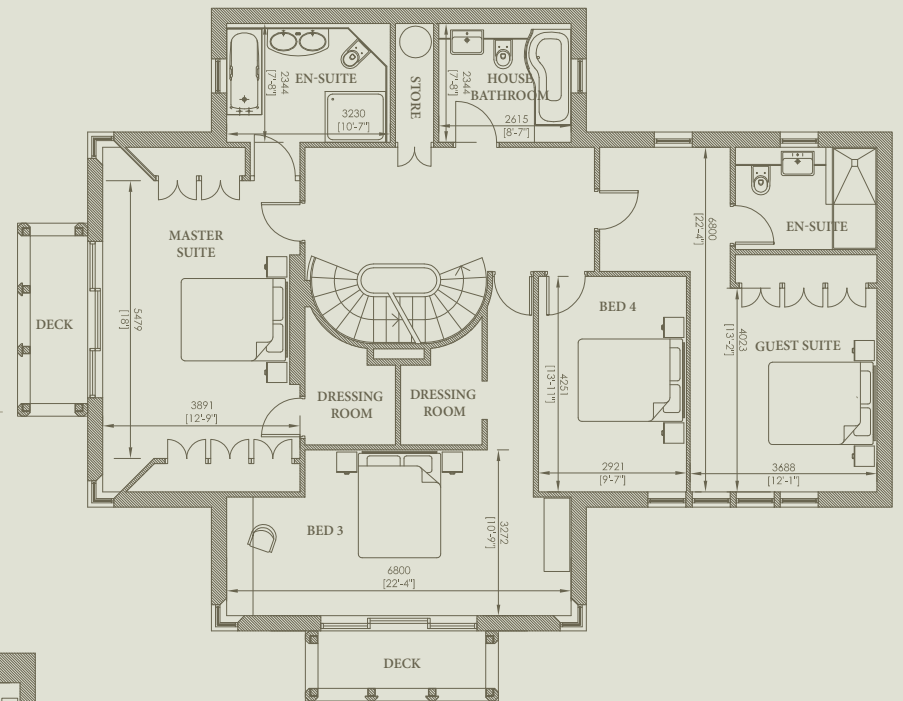
*Fronting Linton Lane, this home will be designed with family living very much in mind with large full height windows offering light and airy accommodation which will be arranged over three floors.*

*It will provide great versatility with plenty of entertaining space, bedroom accommodation and a second floor which could be used for a variety of purposes such as a teenager's suite, home office or leisure area. The landscaped gardens extend to just over a third of an acre and include private parking and a double garage.*

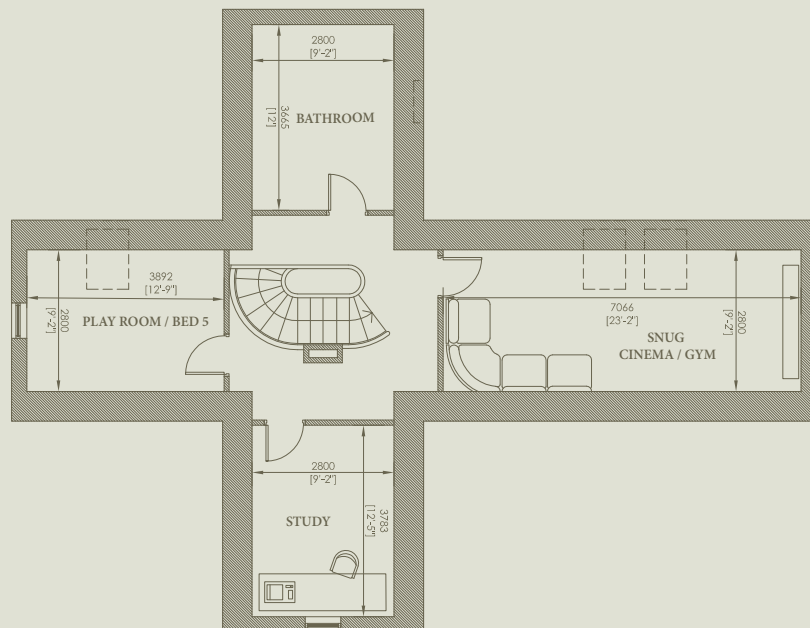
*Ground.* PROPOSED LAYOUT FOR GROUND FLOOR



*First.* PROPOSED LAYOUT FOR FIRST FLOOR



*Second.* PROPOSED LAYOUT FOR SECOND FLOOR







PLOT  
No. 2

*The*  
**DETAIL**  
—PLOT 2

Hall  
Drawing room  
Sitting room  
Family room  
Sun room  
Living kitchen  
Utility room  
Study  
Principal bedroom suite  
Two guest bedroom suites  
Two further bedrooms  
House bathroom  
Large mature gardens  
Double garage

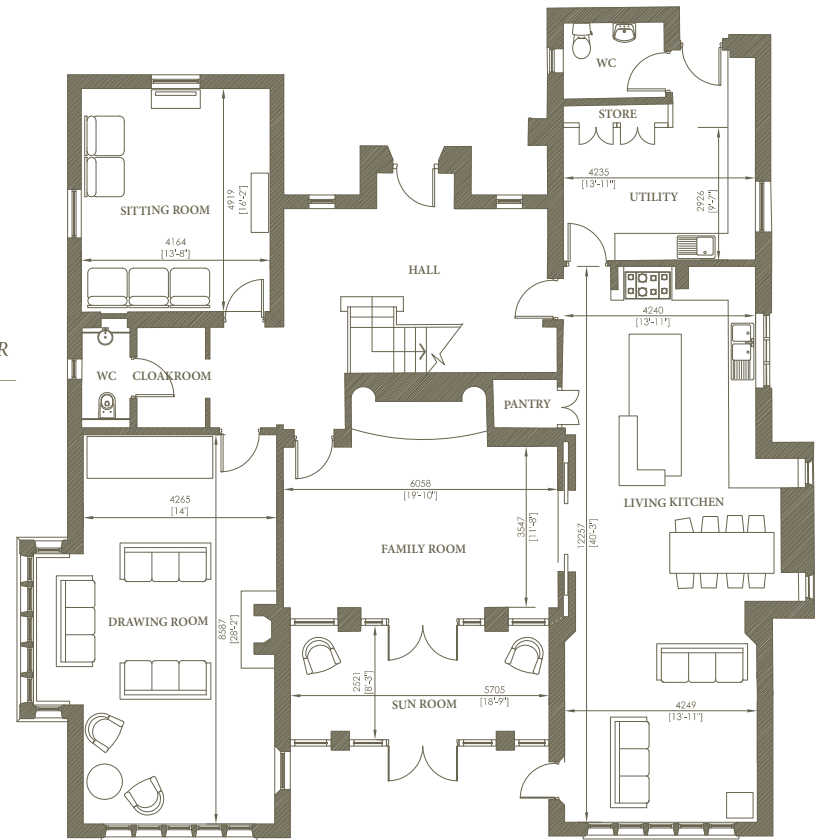
*This is the existing property on the development which will be significantly extended and completely renovated/ redesigned with the main reception and bedroom accommodation all looking south over the mature gardens and open countryside beyond.*

*Rarely do houses of this quality and in such settings come to the market, offering the superb balance of a new home yet in such a large and mature garden. There is extensive formal and informal entertaining space together with a stunning living kitchen and generous first floor accommodation including three bedroom suites with two opening to a terrace. The existing mature gardens will extend to approximately one acre and enjoy a delightful sunny aspect to the south with considerable privacy and taking full advantage of the views.*

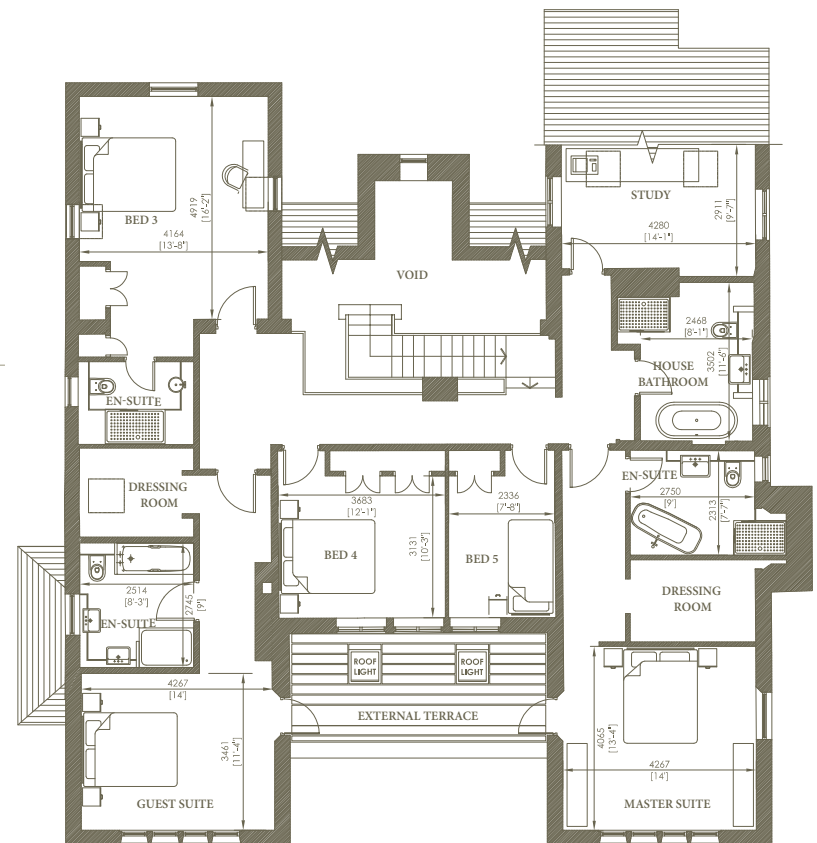




*Ground.* PROPOSED LAYOUT FOR GROUND FLOOR



*First.* PROPOSED LAYOUT FOR FIRST FLOOR





PLOT  
No. 3

*The*  
**DETAIL**  
— PLOT 3

Large reception hall  
Drawing room  
Sitting room  
Family room  
Snug  
Study  
Large living kitchen  
Utility room  
Principal bedroom suite  
Guest bedroom suite  
Three further bedrooms  
House bathroom  
Cinema room  
Gymnasium  
Generous gardens  
Triple garage

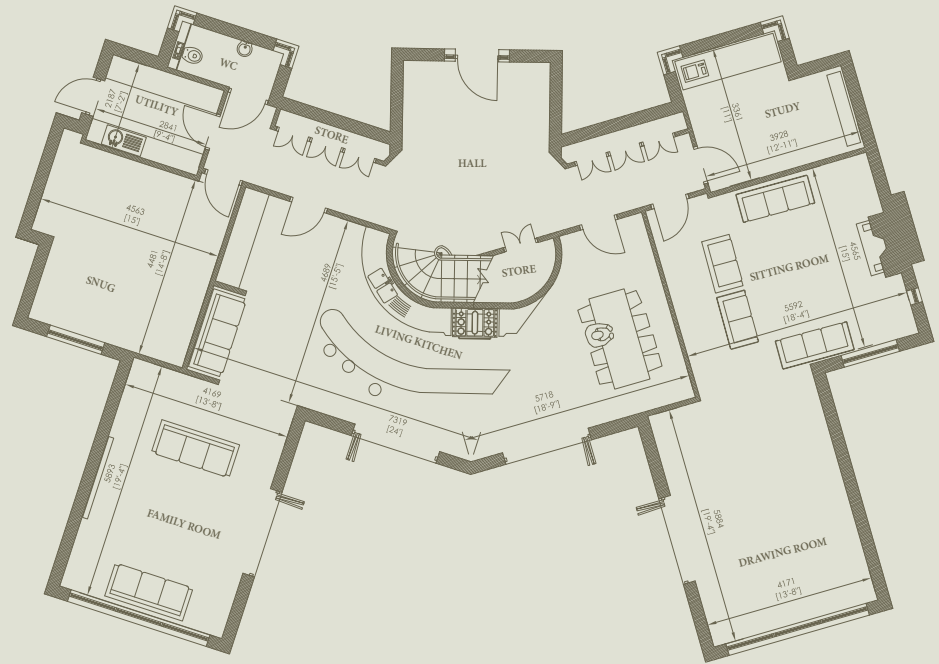
*A very substantial family home with the principal accommodation over two floors and a useful second floor providing great flexibility. The house is designed with all the principal reception rooms and bedrooms enjoying considerable privacy and looking south over the gardens and views beyond.*

*The property is located furthest away from the road at the end of a private sweeping drive and its design will give a real feeling of space. Starting from an impressive entrance which will in turn lead to the living kitchen this will form the heart of the house with the formal and informal reception areas off. The first floor is equally spacious with large bedroom suites and generous bathrooms. Outside, the private gardens will extend to over half an acre.*

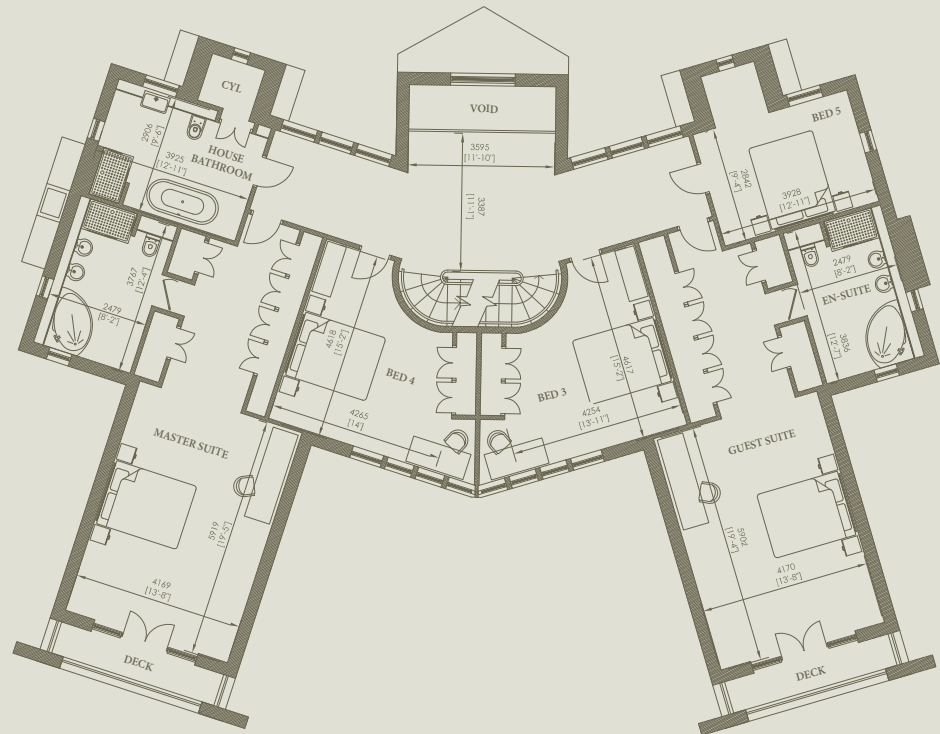




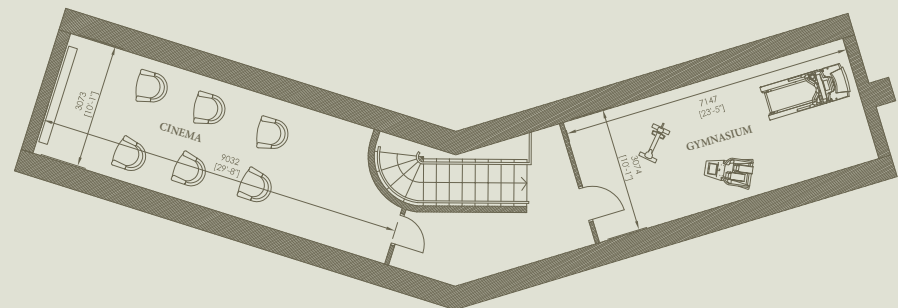
*Ground.* PROPOSED LAYOUT FOR GROUND FLOOR



*First.* PROPOSED LAYOUT FOR FIRST FLOOR



*Second.* PROPOSED LAYOUT FOR SECOND FLOOR





PLOT  
No. 4

*The*  
**DETAIL**  
— PLOT 4

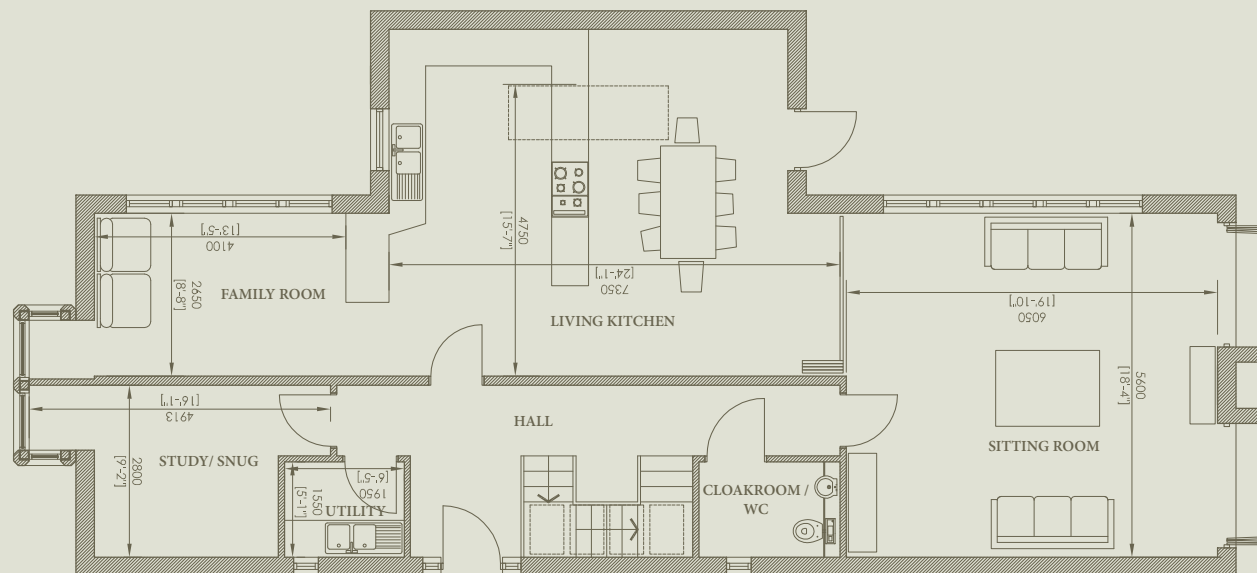
Hall  
Sitting room  
Family room  
Study/snug  
Living kitchen  
Utility room  
Principal bedroom suite  
Guest bedroom suite  
Two further bedrooms  
House bathroom  
Private gardens  
Parking

*This home is of more compact proportions, yet will still offer well finished and superbly appointed accommodation over two floors. The garden will enjoy the afternoon and evening sun and is of easily maintainable size.*

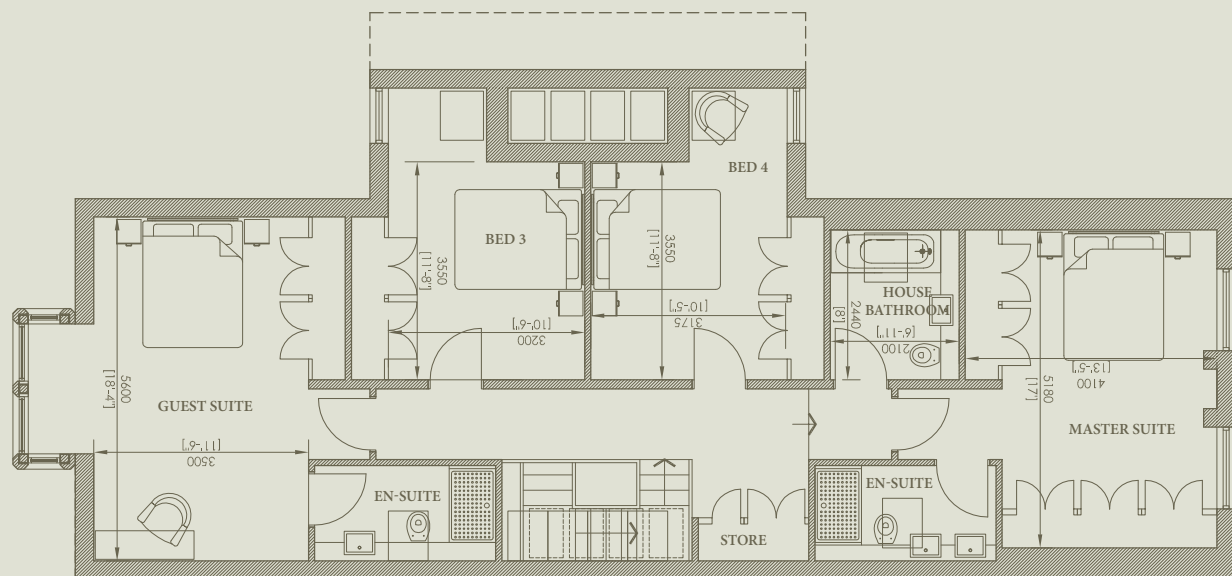
*The accommodation has been designed with modern living very much in mind, having a sitting room opening to the garden and a generous living kitchen leading to a family room. To the first floor, there is a master suite, principal guest bedroom suite, two further bedrooms and a house bathroom.*



*Ground.* PROPOSED LAYOUT FOR GROUND FLOOR



*First.* PROPOSED LAYOUT FOR FIRST FLOOR





# *The* SPECIFICATION

*Prior to construction, individual purchasers will have the opportunity to discuss any external or internal requirements they may desire, including the size and location of each living space, hence creating a truly bespoke house, tailored to personal choice. Provided these requirements do not contravene any planning permissions, and that they are within the bounds of reasonable construction parameters, they will be incorporated into the design.*

*Each house will be designed to the following specification template, but there will be variations between each plot.*

*Once construction has begun, the ability to influence this design will still be available, but as the build progresses the options become more limited.*

*The following provides a specification template:*

## **GENERAL CONSTRUCTION**

- Each dwelling to be constructed from a mixture of local limestone, coloured render, artstone heads and cills and cedar cladding
- Roofs will be of timber construction and covered with natural grey slate/tiles
- All properties to be insulated to the latest thermal and acoustic regulations

## **WINDOWS AND DOORS**

- All windows to be high performance timber double glazed with hardwood external doors
- All sliding / bi-fold doors will be timber or powder coated aluminium

## **HEATING**

- Under floor heating fitted throughout the ground floors, upper floors heated via radiators with thermostatic valves
- The heating will be zoned in order that the downstairs accommodation, bedroom accommodation and communal areas can be controlled separately
- Electric under floor heating in the main en-suite and family bathroom
- Chrome heated ladder style towel radiators in each bathroom and en-suite

## **ELECTRICAL**

- TV points in all main rooms
- Telephone points in all main rooms
- Chrome sockets and switches with white inserts to main living areas
- Under unit lighting and LED plinth light to kitchens
- Mood lighting in selected areas

## **TECHNOLOGY AND HOME AUTOMATION SYSTEM**

- Wired for Surround Sound System in main TV viewing room
- Quality ceiling speakers for music system installed in main rooms
- Hard wired for Sonus sound system or similar in main rooms
- Cabling installed for Sky+ and Sky multi-room
- Consultations can be arranged with a specialist to fully appraise purchasers with the up-to-date technology available

## **KITCHEN/UTILITY ROOM**

- Individually designed fitted kitchen and matching utility
- Appliances to include: seven ring gas burner, two large double ovens, extractor hood and splash back, integrated dishwasher, American style fridge freezer, microwave, built in coffee machine, instant hot water and filtered cold water tap
- Shown kitchen layouts are only indicative

## **BATHROOM/EN-SUITE**

- High quality white wall hung sanitary ware with chrome fittings from high-end designers i.e. Duravit / Villeroy & Boch / Hans Grohe
- A choice of high quality wall and floor tiling
- Shown bathroom layouts are only indicative

## **SECURITY**

- All doors and windows will have factory fitted security locks
- A fully fitted zoned security alarm system

## **INTERNAL FINISHES**

- All internal doors to be solid wood
- Oversized skirting and architraves
- Timber or tiled floors in specified locations
- A selection of high-end ironmongery to choose from
- Easy tread staircases where applicable

## **EXTERNAL**

- Gardens will be turfed and landscaped to an approved scheme
- Stone pathways and patios
- Access road/parking bays/driveways will be a mixture of permeable pavements and tarmac
- Garden boundaries will be a mixture of close boarded or post and rail fencing; new hedging and new stone walling
- External water tap
- Electronically operated up and over garage doors
- Electric gates
- External electrical power point
- Dusk to dawn exterior lighting to entrance areas

## **GUARANTEES**

- A comprehensive 10 year Premier Guarantee will be available on all homes on completion

## **SUSTAINABILITY FEATURES**

- Proportion of low energy lighting
- Flow restricted taps to help save energy and water usage
- A or A+ white goods to kitchen
- Dual flush mechanisms to toilets
- Water butts and home composting bins to garden
- Wherever possible materials will be acquired from sustainable sources
- Rainwater recovery system

## **COMMUNAL AREA**

This area will be managed by The Acres Management Company, a company owned by the four properties' owners

## **INCOMING SERVICES**

Electricity, water, gas and telecommunication connections provided.

## **DRAINAGE**

- Foul water will be discharged to the adopted sewer system, with plots 1 and 2 discharging via a private pumping station
- Surface water disposal will be by the use of soakaways

YorPlace reserve the right to amend the plans and specification without prior notice. Please note, the artists impressions are for illustrative purposes only and the specification of the properties should be checked before committing to purchase.



\* View from Plot 2



*The*  
**SITE** *The Acres plot boundaries*

# The INFORMATION

## DIRECTIONS

Leave Wetherby on the Sicklinghall Road and turn left signposted towards Linton. Drive along Linton Lane with the golf course on your left and after about half a mile past the turning to The Ridge on your right, the entrance to The Acres will be seen almost immediately after.  
Sat Nav postcode LS22 4HL.

## NOTES



For more information contact:

**CARTER JONAS**

Nick Talbot  
Nick.Talbot@carterjonas.co.uk  
01423 523423

A development by:

**YORPLACE**

[www.yorplace.co.uk](http://www.yorplace.co.uk)

Important information:

Our property particulars do not represent an offer or contract, or part of one. The information given is without responsibility on the part of the agents, seller(s) or lessor(s) and you should not rely on the information as being factually accurate about the property, its condition or its value. Neither Carter Jonas LLP nor anyone in its employment or acting on its behalf has authority to make any representation or warranty in relation to this property. We have not carried out a detailed survey, nor tested the services, appliances or fittings at the property. The images shown may only represent part of the property and are as they appeared at the time of being photographed. The areas, measurements and distances are approximate only. Any reference to alterations or use does not mean that any necessary planning permission, building regulation or other consent has been obtained. The VAT position relating to the property may change without notice.