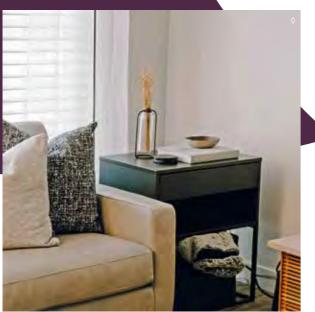


A Stunning Development of Five Luxurious New Homes





Poplar Grange is a development of five detached four-bedroom homes. Situated within the village of Dishforth in North Yorkshire, the new homes are conveniently located between Thirsk and Ripon.

The development borders open fields and has been thoughtfully designed to blend well with the surrounding area. Each home combines traditional features with modern family living requirements.

The architectural style is reminiscent of the red brick Georgian farmhouse and stone barn buildings from early 19th century Yorkshire, but with contemporary interior fixtures and fittings.







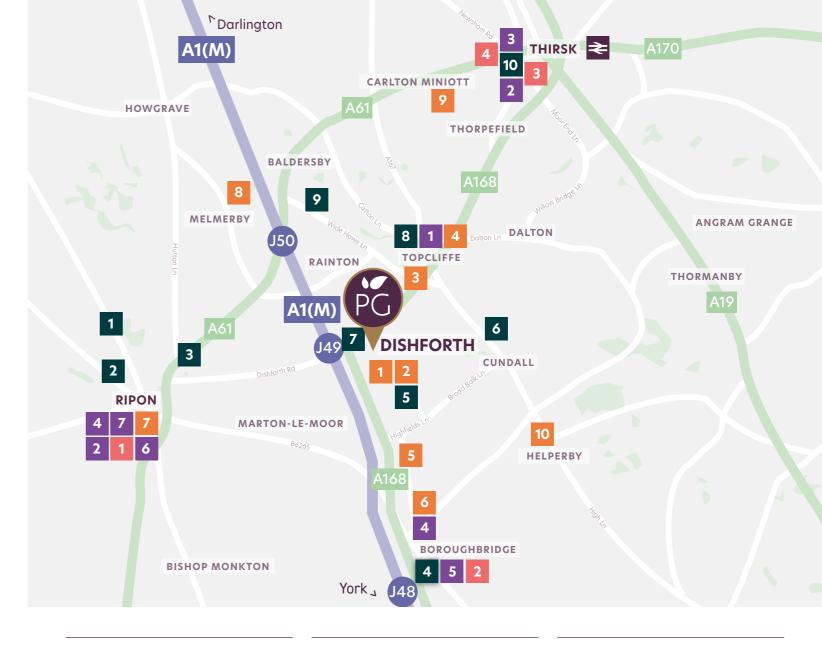
Be Part of the Community

Poplar Grange offers new family accommodation in an idyllic location. Dishforth is a charming village with a strong sense of community. Locally, there is a village hall, two primary schools, two pubs, a post office, a sports pavilion and a children's playground. Excellent schools and local amenities are located in the nearby area and Thirsk Racecourse is a short drive away.

There are good transport links to the towns and cities of the north and convenient rail connections to London and Edinburgh.







BARS AND RESTAURANTS

- 1. Crown Inn
- 2. Black Swan
- 3. Crab & Lobster
- 4. The Angel at Topcliffe
- 5. Blue Bell Inn
- 6. The Anchor Inn
- 7. The Water Rat
- 8. The George & Dragon Inn
- 9. Watermill Bar & Grill
- 10. The Oak Tree Inn

THIRSK RAILWAY STATION

CONVENIENCE

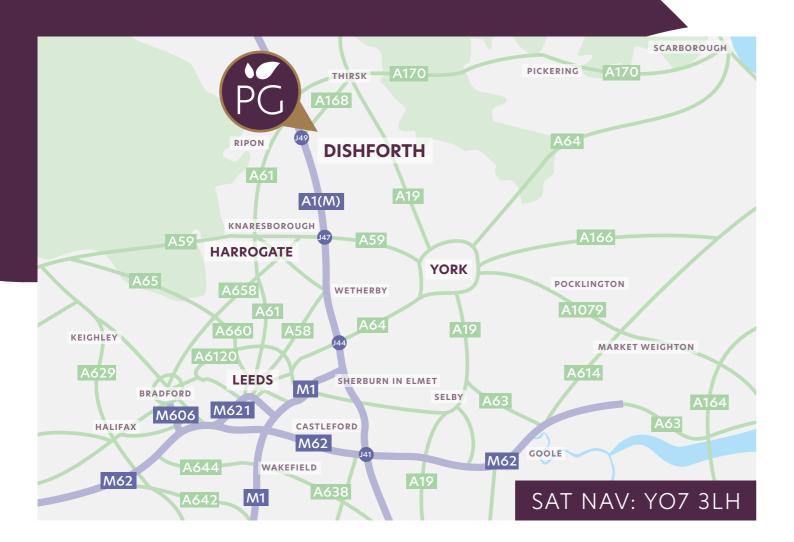
- 1. Village Store & Post Office
- 2. Aldi
- 3. Tesco Superstore
- 4. Spar
- 5. Morrisons
- 6. Booths
- 7. Co-op Food

LEISURE

- 1. Ripon Leisure Centre
- 2. Boroughbridge Leisure Centre
- 3. Thirsk & Sowerby Leisure Centre
- 4. Thirsk Race Course

SCHOOLS

- 1. Spring Hill School
- 2. Ripon Grammar School
- 3. Sharow C of E Primary School
- 4. Boroughbridge High School
- 5. Dishforth Airfield Community Primary School
- 6. Cundall Manor School
- 7. Dishforth C of E Primary School
- 8. Topcliffe C of E (VC) Primary School
- 9. St James C of E Primary School
- 10. Thirsk School& Sixth Form College



Communications

Poplar Grange is well connected to towns and cities by rail and road, but is also surrounded by the Yorkshire Dales; perfect for walking, cycling and wildlife.

Ripon 5.4 miles Thirsk 8.4 miles Thirsk Railway Station 8.9 miles Knaresborough 12.2 miles Harrogate 16 miles York 23.9 miles	Driving Distances	
Thirsk 8.4 miles Thirsk Railway Station 8.9 miles Knaresborough 12.2 miles Harrogate 16 miles York 23.9 miles	A1(M), J49	1 mile
Thirsk Railway Station 8.9 miles Knaresborough 12.2 miles Harrogate 16 miles York 23.9 miles	Ripon	5.4 miles
Knaresborough 12.2 miles Harrogate 16 miles York 23.9 miles	Thirsk	8.4 miles
Harrogate 16 miles York 23.9 miles	Thirsk Railway Station	8.9 miles
York 23.9 miles	Knaresborough	12.2 miles
	Harrogate	16 miles
Leeds Bradford Airport 28.4 miles	York	23.9 miles
	Leeds Bradford Airport	28.4 miles
Leeds City Centre 33.7 miles	Leeds City Centre	33.7 miles

Rail Times	
York	17 mins
Leeds	41 mins
Harrogate	1 hr 20 mins
Newcastle	1 hr 22 mins
Manchester	1 hr 47 mins
London King's Cross	2 hrs 11 mins
Edinburgh	2 hrs 38 mins
The nearest railway station is in Thirsk.	

Cycle Distances	
Ripon	5.2 miles
Thirsk	11.4 miles
Harrogate	18.3 miles
York	22.5 miles

Balancing Town & Country Life

Poplar Grange offers something for everyone. Situated near two Areas of Outstanding Natural Beauty, it is an ideal place to live for outdoor enthusiasts or those seeking a country lifestyle.

Yet just a few minutes' drive from the A1(M), it is also perfect for commuting and days out. York, with its rich heritage and culture, is just 20 miles away, while Leeds with it's bustling city centre and fantastic shopping arcades is 30 miles away.







The Masham

A classical style detached family home with central reception hall leading to: a snug/study perfect for working from home; a lounge with fuel burning stove; a spacious kitchen-diner with feature bi-fold doors providing access to the garden.

On the first floor, there are four double bedrooms and a large family bathroom. The master bedroom has a generous walk-in wardrobe and en-suite facilities. Outside there is a separate double garage and southwest facing garden.









The Bedale

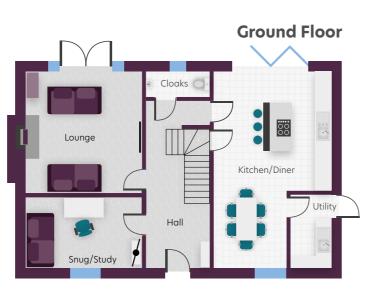
A farmhouse style detached family home with arched entrance door and central reception hall leading to: a snug/study perfect for working from home; a lounge with fuel burning stove; a spacious kitchen-diner with feature bi-fold doors providing access to the garden.

On the first floor, there are four double bedrooms and a large family bathroom. The master bedroom has a Juliet balcony, generous walk-in wardrobe and en-suite facilities. Outside there is a separate double garage and southwest facing garden.



Master Bed	4.52 x 2.88	14'9" x 9'5"
En-suite	3.40 x 1.40	11'1" x 4'7"
Walk-in Wardrobe	2.65 x 2.11	8′8″ x 6′11″
Bed 2	4.28 x 2.88	14′0″ x 9′5″
En-suite	2.75 x 1.43	9′0″ x 4′8″
Bed 3	3.71 x 3.01	12'2" x 9'10"
Bed 4	4.17 x 3.01	13'8" x 9'10"
Bathroom	3.60 x 1.88	11′9″ x 6′2″

Plans are not to scale and are indicative only. Plot 1 is the handed version of plot 2.

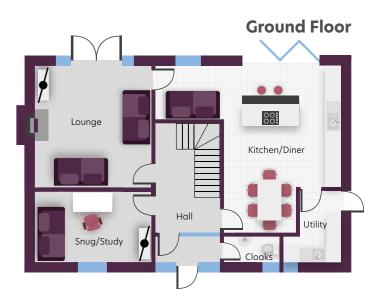


	First Floor
Bed 2	Walk-in Master Bed Wardrobe
En-suite	En-suite
	Landing
	Bothroom
Bed 3	Bed 4

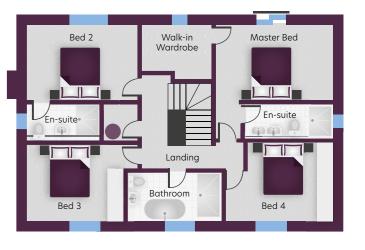
Room	Metres	Feet
Kitchen/Diner	7.07 x 6.38	23'2" x 20'11"
Lounge	4.50 x 4.66	14'9" x 15'3"
Snug/Study	4.50 x 2.75	14'9" x 9'0"
Cloaks	2.12 x 0.97	6′11″ x 3′2″
Utility	2.25 x 2.75	7'4" x 9'0"

Master Bed	4.52 x 2.88	14'9" x 9'5"
En-suite	3.40 x 1.40	11'1" x 4'7"
Walk-in Wardrobe	2.65 x 2.11	8′8″ x 6′11″
Bed 2	4.28 x 2.88	14′0″ x 9′5″
En-suite	2.75 x 1.43	9'0" x 4'8"
Bed 3	3.71 x 3.01	12'2" x 9'10"
Bed 4	4.17 x 3.01	13'8" x 9'10"
Bathroom	3.60 x 1.88	11'9" x 6'2"

Plans are not to scale and are indicative only. Plot 3 is the handed version of plot 4.



First Floor



The Helmsley

A classical style detached family home with central reception hall leading to: a large lounge with fuel burning stove; a spacious kitchen-diner with family sitting area and sliding doors providing access to the garden.

On the first floor, there are four double bedrooms and a large family bathroom. The master bedroom has a generous walk-in wardrobe, en-suite facilities and roof terrace with views over the surrounding countryside. Outside there is a separate double garage and southwest facing garden.

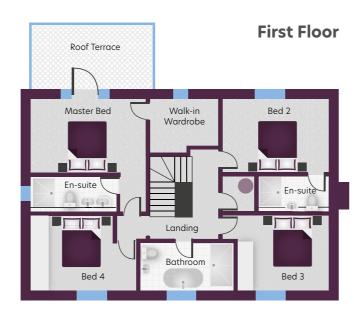
Room	Metres	Feet
KOOIII	Metres	reet
Kitchen/Diner	4.47 x 8.44	14'7" x 27'8"
Lounge	4.51 x 7.51	14'9" x 24'7"
Cloaks	2.45 x 1.02	8'0" x 3'4"
Utility	1.54 x 2.93	5′0″ x 9′7″

Master Bed	4.52 x 2.88	14'9" x 9'5"
Roof Terrace	3.60 x 1.88	17'4" x 8'5"
En-suite	3.40 x 1.40	11'1" x 4'7"
Walk-in Wardrobe	2.65 x 2.11	8′8″ x 6′11″
Bed 2	4.28 x 2.88	14′0″ x 9′5″
En-suite	2.75 x 1.43	9′0″ x 4′8″
Bed 3	3.71 x 3.01	12'2" x 9'10"
Bed 4	4.17 x 3.01	13'8" x 9'10"
Bathroom	3.60 x 1.88	11'9" x 6'2"

Indicative front image of The Helmsley







Luxury Finishes

KITCHEN

- High quality Nixon kitchens*
- Integrated Neff oven, combi oven and warming drawer
- Integrated Neff full height fridge and single freezer
- Integrated Neff dishwasher
- Neff 5 zone induction hob
- Kitchen island
- Pan drawers
- Quartz worktop, upstand and splashback*
- LED lights underneath wall units
- Separate utility room with sink

BATHROOMS AND EN-SUITES

High quality Cubico brand throughout all bathrooms including:

- White sanitary ware
- Vanity units to all bathrooms
- Half height wall tiles with full height to wet areas
- Tiled floors
- Choice of Italian and Spanish porcelain tiles*
- Thermostatic showers
- LED mirrored cabinet to master bed en-suite
- LED mirrors to bathroom
- Shaver sockets
- Modern style chrome/black taps**
- Heated towel rails
- Electric underfloor heating
- Free standing bath

INTERNALS

- Oak veneer doors
- Polished chrome door and window handles
- Painted white walls, ceilings, skirting boards and architraves
- Pendant lighting to bedrooms
- Spot lighting to kitchen and bathrooms
- House alarm
- Wet underfloor heating to ground floor (apart from WC and utility)
- Aerial
- TV/BT sockets to main bedrooms
- Fuel burning stove

EXTERNALS

- Sash uPVC windows (Plots 1, 2 and 5)
- Casement uPVC windows (Plots 3 and 4)
- GRP composite front and side doors
- Aluminium sliding and bi-fold doors
- Timber boundary fencing
- Indian stone flagged areas
- South and southwest facing gardens
- Wall lighting front and rear
- Tap
- Double garage with electric up and over doors
- Car charging points







- ♦ Indicative images only.
- * Customers have a choice of kitchen cabinets and bathroom tiles; dependent on the build stage. The developer will install own choices once this period has lapsed.
- ** A choice of chrome or black taps and showers to bathrooms and en-suite; dependent on the build stage. The developer will install own choices once this period has lapsed.





ENERGY PERFORMANCE CERTIFICATES

The homes will be assessed upon completion. Further information is available on request.





IMPORTANT NOTICE RELATING TO THE MISREPRESENTATION ACT 1967

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The information contained in this marketing brochure is for guidance purposes only. The computer generated images of the homes shown are indicative only and may not be representative of the finished product. The room dimensions given in the brochure are accurate to within plus or minus 50mm (2 inches), however, they are not intended to be relied upon for carpet sizes appliance sizes or items of furniture. The date of this publication is November 2020.

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