

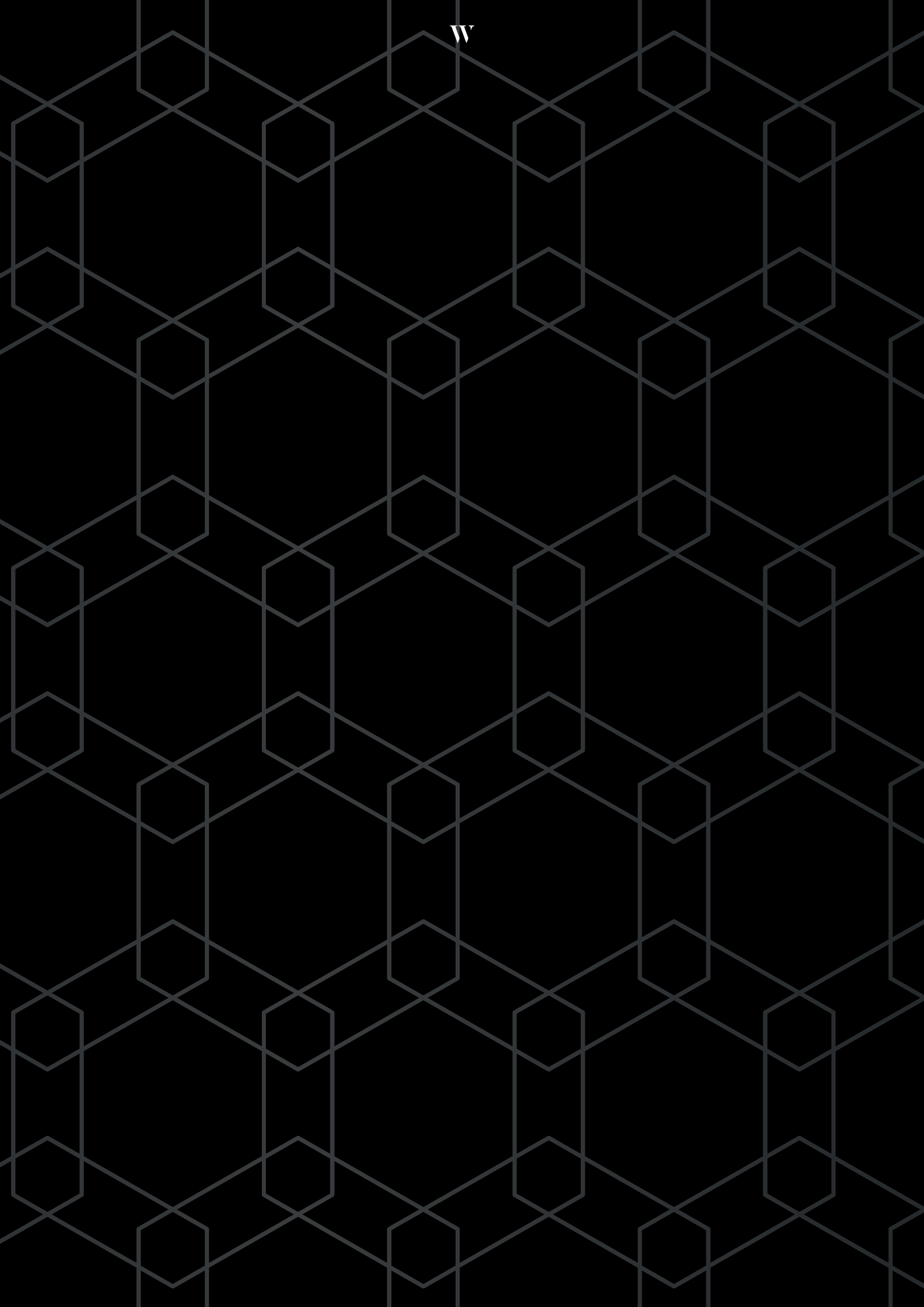
Victoria Mews

SHERBURN - NORTH YORKSHIRE

10 LUXURY THREE AND FOUR BEDROOM
DETACHED AND SEMI-DETACHED PROPERTIES



WELLESLEY
HOMES



Victoria Mews

Victoria Mews is a modern development of ten carefully designed properties in the idyllic village of Sherburn, North Yorkshire

contemporary

Comprising six semi-detached three-bedroom properties, three four-bedroom detached properties and a large four-bed barn conversion, the development brings together that best in contemporary home luxury and stunning countryside scenery.

idyllic

beautifully designed

properties



TO DRIFFIELD

<< TO FILEY

HIGH STREET

ST HILDA'S STREET

TO SCARBOROUGH



w

A simply stunning location

TO MALTON >>



A great time for great new beginnin your street scene



PLOT 1: THE EDWARD

PLOT 2: THE EDWARD

PLOT 3: THE EDWARD

PLOT 4: THE EDWARD

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PLOT 6: THE BEATRICE

PLOT 9: THE LEOPOLD

PLOT 8: THE LEOPOLD

PLOT 5 THE BEATRICE

PLOT 7: THE LEOPOLD

5 6 7 8 9

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The Edward

PLOTS 1 - 4

THREE BEDROOM
SEMI-DETACHED



The Beatrice

PLOTS 5 & 6

THREE BEDROOM
SEMI-DETACHED



The Leopold

PLOTS 7, 8 & 9

FOUR BEDROOM
DETACHED



Albert House

PLOT 10

FOUR BEDROOM
DETACHED BARN
CONVERSION

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Tranquil & Relaxed
Village Life

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Comprising six semi-detached three-bedroom properties, three four-bedroom detached properties and a large four-bed barn conversion, the development brings together that best in contemporary home luxury and stunning countryside scenery.

bed

lifestyle

The Edward

PLOTS 1 - 4

THREE BEDROOM SEMI-DETACHED

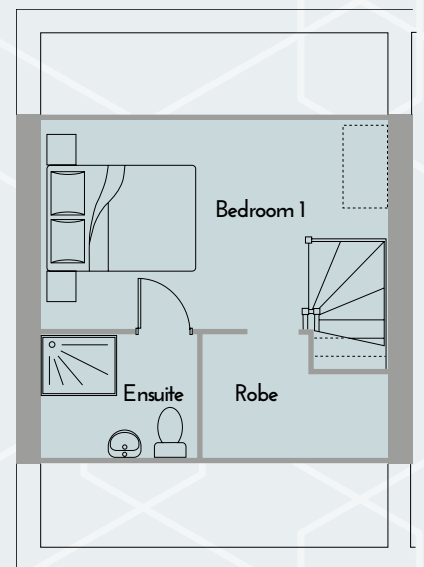
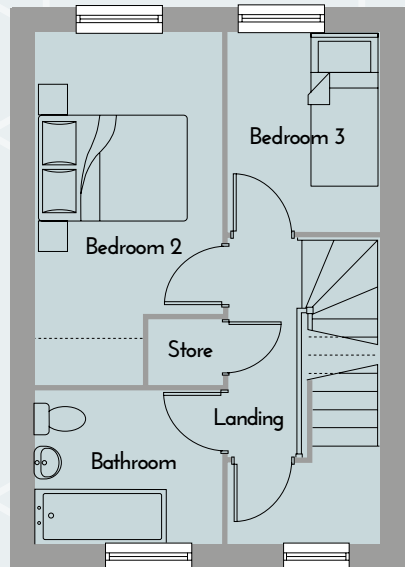
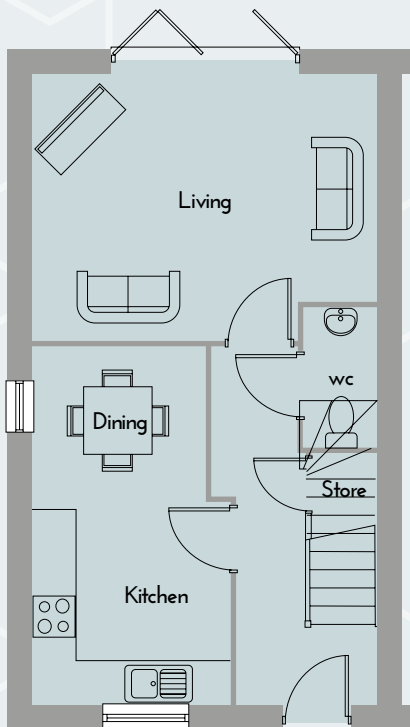


The ground floor of this three storey property comprises a kitchen diner and large living space with bi-fold doors leading out to the rear aspect. The first floor consists of a double bedroom, single bedroom and family bathroom. The top floor features the master bedroom with ensuite and dressing area.

The Edward

PLOTS 1 - 4

THREE BEDROOM SEMI-DETACHED



GROUND FLOOR	Metric (m)	Imperial
Lounge	3.56 x 4.60	14'8" x 15'1"
Kitchen / Dining	4.77 x 2.65*	15'8" x 8'3"*
FIRST FLOOR		
Bedroom 2	4.67 x 2.51	15'4" x 8'2"
Bedroom 3	2.67 x 2.04	8'9" x 6'8"
Bathroom	2.08 x 2.51	6'9" x 8'2"
SECOND FLOOR		
Bedroom 1	2.80 x 4.60*	9'2" x 15'1"*
Ensuite	1.66 x 2.09	5'5" x 6'10"
Robe	1.66 x 2.46*	5'5" x 8'1"
Overall	90.76 sq m	977 sq ft

Please note all dimensions are subject to slight modifications. *max

The Beatrice

PLOTS 5 & 6

THREE BEDROOM SEMI-DETACHED



The downstairs of this property boasts a kitchen-diner to the front and a large living room with bi-fold doors to the rear.

Upstairs features two double bedrooms, one with ensuite and a further single bedroom, plus family bathroom.

The Beatrice

PLOTS 5 & 6

THREE BEDROOM SEMI-DETACHED



GROUND FLOOR	Metric (m)	Imperial
Lounge	3.44 x 4.50	14'3" x 14'9"
Kitchen / Dining	4.89 x 2.53*	16'0" x 8'4"
FIRST FLOOR		
Bedroom 1	3.16 x 3.49*	10'4" x 11'5"
Ensuite	1.73 x 1.59*	5'8" x 5'3"
Bedroom 2	4.06* x 2.51	13'4"* x 8'3"
Bedroom 3	3.06 x 1.94	10'0" x 6'4"
Bathroom	1.78 x 2.51*	5'10" x 8'3"
Overall	75.53 sq m	813 sq ft

Please note all dimensions are subject to slight modifications. *max

The Leopold

PLOTS 7, 8 & 9

FOUR BEDROOM DETACHED



Downstairs comprises a living space and modern fitted kitchen with dining and family areas. Bi-fold doors lead out onto the rear aspect and allow for plenty of natural light to brighten the room.

Upstairs features three bedrooms, one with ensuite, a single bedroom and a large family bathroom

The Leopold

PLOTS 7, 8 & 9

FOUR BEDROOM DETACHED



GROUND FLOOR	Metric (m)	Imperial
Lounge	4.37 x 3.61	14'4" x 10'1"
Kitchen / Dining	3.37 x 5.68	11'0" x 18'8"
Utility	1.89 x 2.04	6'2" x 6'8"
FIRST FLOOR		
Bedroom 1	3.44 x 3.18	11'3" x 10'5"
Ensuite	1.22 x 2.46	4'0" x 8'1"
Bedroom 2	2.88 x 3.18	9'5" x 10'5"
Bedroom 3	3.57* x 2.45	11'9" x 8'0"
Bedroom 4	2.47 x 2.30	8'1" x 7'7"
Bathroom	2.04 x 3.18*	6'8" x 10'5"
Overall	103.95 sq m	1191 sq ft

Please note all dimensions are subject to slight modifications. *max

Albert House

PLOT 10

FOUR BEDROOM DETACHED BARN CONVERSION



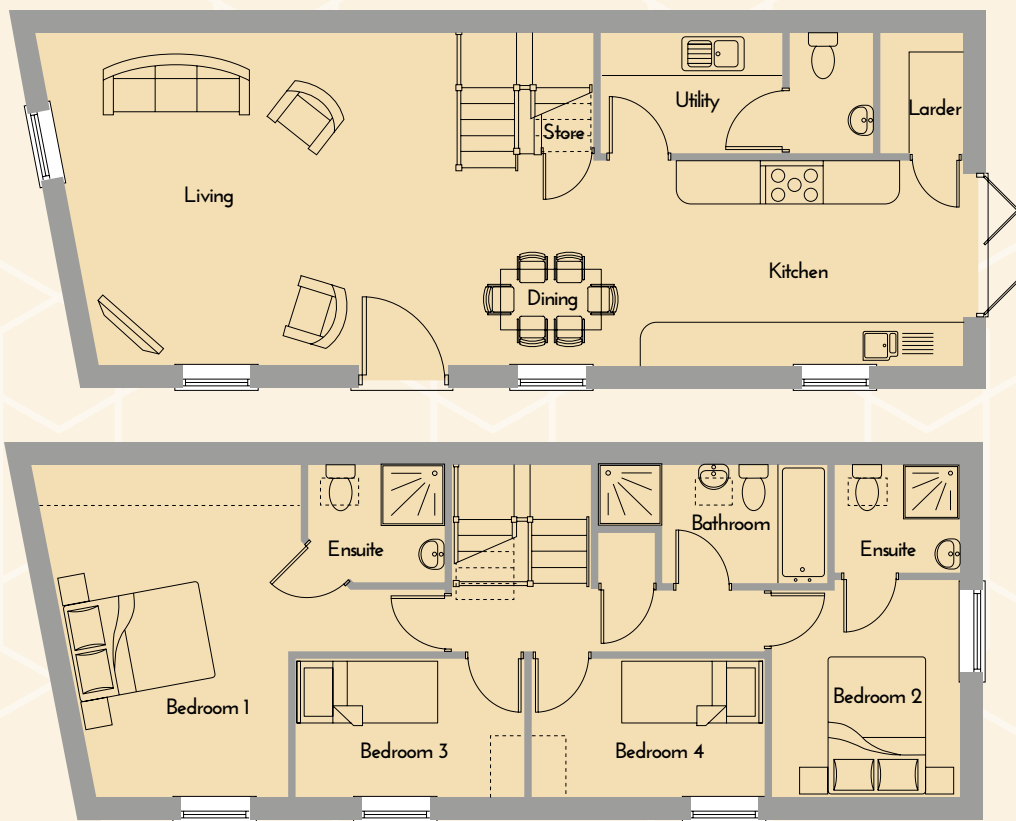
The downstairs of this unique property is completely open plan, boasting a large living space leading through to a kitchen and dining area. A separate utility room and downstairs WC completes the ground floor.

Upstairs comprises two double bedrooms, both with ensuite, two single bedrooms and a family bathroom, with separate shower room.

Albert House

PLOT 10

FOUR BEDROOM DETACHED BARN CONVERSION



GROUND FLOOR	Metric (m)	Imperial
Lounge	3.75 x 4.60*	12'3" x 15'1"*
Kitchen / Dining	2.30 x 5.75	7'6" x 18'10"
Utility	1.76 x 2.63	5'9" x 8'7"
Larder	1.76 x 1.21	5'9" x 7'3"
FIRST FLOOR		
Bedroom 1	3.75 x 4.60*	12'3" x 15'1"*
Ensuite	1.73 x 2.09	5'8" x 6'10"
Bedroom 2	3.16 x 2.74	10'4" x 8'11"
Ensuite	1.58 x 1.84	5'2" x 6'0"
Bedroom 3	2.02 x 3.35	6'7" x 10'11"
Bedroom 4	2.02 x 3.39	6'7" x 11'1"
Bathroom	1.72 x 3.33	5'7" x 10'11"
Overall	112.41 sq m	1210 sq ft

Please note all dimensions are subject to slight modifications. *max

specification



finished

to

An exceptional
specification both
inside and out -
finished to the
highest standards

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- Magnet kitchen which can be personalised with a variety of different styles and finishes
 - Solid oak doors throughout
 - Solid oak handrails and newel posts
- Villeroy & Boch Sanitary Ware throughout
 - An extensive collection of tiles for both bathroom and kitchen by Porcelenosa
 - Security alarms as standard
- DETA electrical products including sockets and switches

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standards

MAGNET KITCHEN

- Fitted kitchen units, worktops & splashback with stainless steel hob
- Self closing drawer pack, soft closers to all unit doors & cutlery draw insert
- AEG Brushed steel electric oven / gas hob (electric ceramic hob where applicable) / extractor chimney hood
- AEG Integrated 50/50 fridge/ freezer
- Inset sink 1.5 bowl & chrome monobloc tap
- AEG Integrated dishwasher
- AEG Integrated washer/dryer (not applicable if separate utility)
- Porcelanosa floor tiling to kitchen & breakfast area
- Chrome recessed downlighters
- Under wall unit lights

UTILITY (where applicable)

- Fitted kitchen units, square edged worktops
- Stainless steel inset sink single bowl & chrome tap
- AEG Integrated washer/dryer
- Porcelanosa floor tiling
- Chrome recessed downlighters

MAIN BATHROOM

- Villeroy & Boch white sanitary ware & full/semi basin pedestal (where applicable)
- Chrome single lever basin mixer with pop-up waste
- Thermostatic bath filler with pop-up waste & overflow
- Separate shower with thermostatic multi valve with Raindance showerhead
- Porcelanosa ceramic wall tiling - half tile to wet walls
- Porcelanosa floor tiling
- Shaving socket
- Chrome recessed downlighters
- Chrome heated towel rail

EN - SUITE

- Villeroy & Boch white sanitary ware
- Chrome single lever basin mixer with pop-up waste
- Porcelanosa ceramic wall tiling
- Porcelanosa floor tiling
- Shower enclosure complete with glass door/chrome frame & thermostatic shower
- Chrome recessed downlighters
- Shaving socket

FLOORING

- Fitted carpets to detached properties

W/C

- Villeroy & Boch white sanitary ware with semi basin pedestal
- Chrome single lever basin mixer with pop-up waste
- Porcelanosa ceramic wall tiling splashback
- Porcelanosa floor tiling
- Chrome recessed downlighters

HALL & LANDING

- Porcelanosa floor tiling - hall only
- Feature oak handrail complete with oak newel post

HEATING

- Gas fired central heating, radiators including thermostatic valves
- Underfloor heating to the downstairs of all the detached properties
- Digital room stats

ELECTRICAL

- Telephone point
- Television socket, aerial point to Lounge Bedroom 1 & Family room (If applicable)

OTHER ELECTRICAL

- Smoke detectors
- Carbon Monoxide detector
- Security alarm system
- Front external lights (dusk till dawn sensors)
- Power / light to on plot garage /car port
- Front door bell

INTERNAL & EXTERNAL WINDOWS & DOORS

- UPVC/ double glazed windows complete with chrome handles
- UPVC/ bi folding doors
- GRP front & rear doors
- Contemporary 4 panel oak timber internal doors complete with chrome door furniture

DECORATION

- White emulsion to walls & white emulsion to ceilings
- Painted woodwork

EXTERNAL FEATURES

- Fencing (refer to boundary types key plan)
- Timber fencing to rear gardens
- Timber side gate to rear access
- Block paving to drives and parking areas
- Buff riven paving to rear patio & footpath (refer to site specific layout for details/colour)

GARDENS

- Front & rear garden turfed
- External tap







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Living at
Victoria Mews

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Sherburn offers typical village living, with local shops and eateries lining its high street. The village lies between the market town of Malton and leading East Coast resort of Scarborough.

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Location, Location

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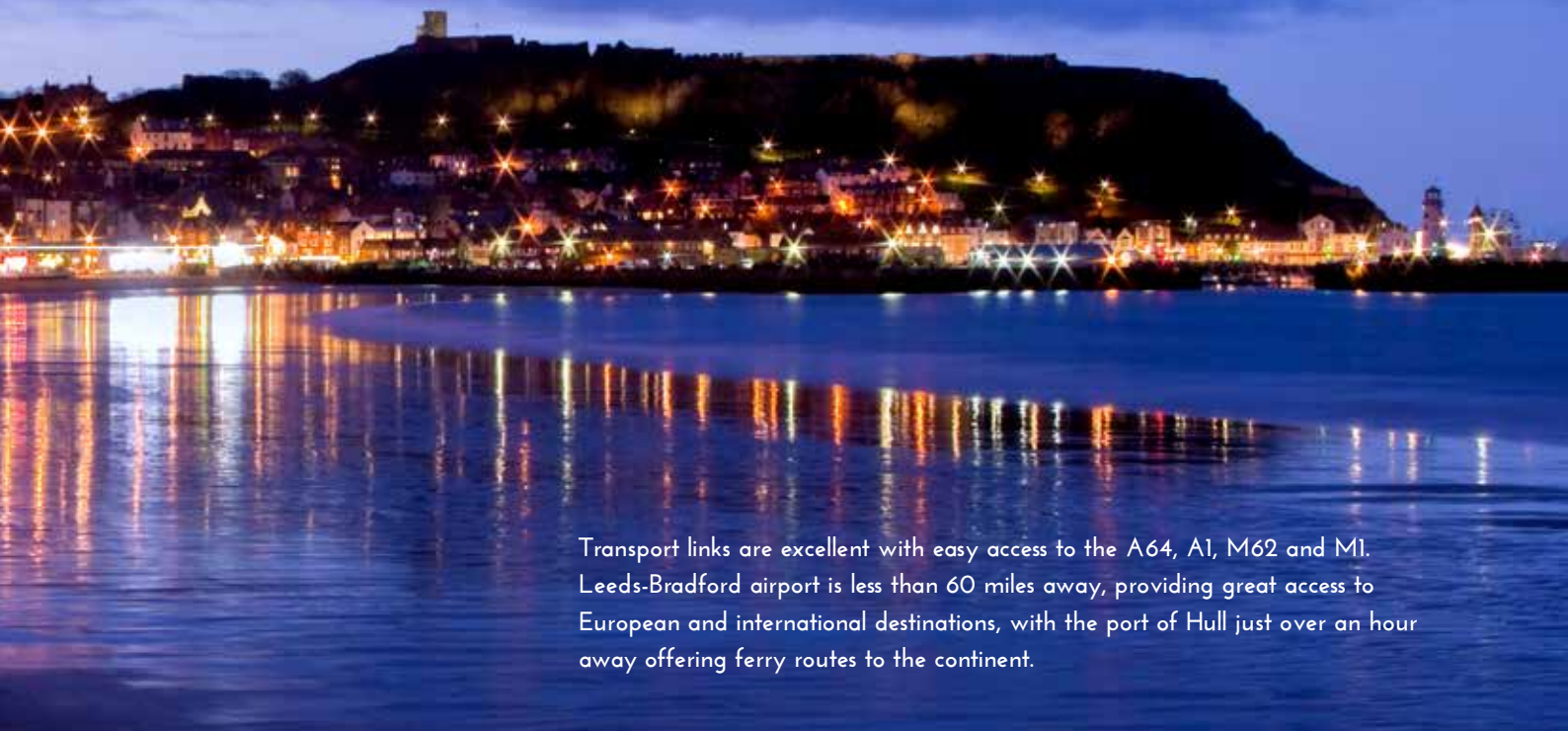
Sherburn offers typical village living, with local shops and eateries lining its high street. The village lies between the market town of Malton and leading East Coast resort of Scarborough.

Malton dates back to Roman times, with over 1950 years of history the bustling town is regularly voted as one of Britain's best places to live. With historic Roman fort remains at Orchard Fields and Eden Camp military museum just on the outskirts of town, the local area has plenty for residents and visitors to do. A monthly farmers market also occupies the centre of town selling local produce from the area's rich farming heritage.

Scarborough has long been a bastion of the Great British seaside resort, with visitors flocking to the town for 400 years. Visitors can immerse themselves in history with Scarborough Castle and the Rotunda Museum of geology or venture down to the seafront to see the traditional amusement arcades, ice cream parlours, shellfish stalls and beach huts. But despite its rich history, the town is constantly innovating to keep its place as one of the most popular holiday destinations in the UK.

Outdoor adventures can be found all around with boating in Peasholm Park, plus a miniature railway. Those wanting to be daring can walk the Sky Trail Adventure bridge and beam course, splash about at Alpamare Waterpark, learn surfing at one of the surf shops or make friends with penguins at Scarborough Sea Life Sanctuary. For a more cultured pursuit, Scarborough has Europe's largest open air theatre, for something which is that little bit different.





Transport links are excellent with easy access to the A64, A1, M62 and M1. Leeds-Bradford airport is less than 60 miles away, providing great access to European and international destinations, with the port of Hull just over an hour away offering ferry routes to the continent.



If you are looking for a slice of city life then you won't have far to go. One of England's most historic and beautiful cities is right on your doorstep, York is just 30 miles away, with regular park and ride services running from various locations on the city's outskirts. Once within the iconic City Walls you will find premium shopping, restaurants, culture and more pubs than you could ever need.

30 minutes further you will find the growing metropolis of Leeds, with the new multi-million pound Trinity Shopping Centre and a raft of new restaurants recently opening. With London and Edinburgh within two and a half hours on the train from either city, the possibilities are endless. If the shopaholic in you is still not satisfied, you can always visit the McArthurGlen designer outlet just outside the York city centre, for designer bargains.

If you want to get active, the local sports facilities are excellent with gyms and artificial pitches nearby. For a watching brief, York City FC, or the Minstermen as they are known locally, play their home games at Bootham Crescent. Scarborough also plays home to Yorkshire County Cricket Club when playing away from their regular home of Headingley in Leeds. York, Wetherby, Ripon and Doncaster have some of the finest racecourses in the country where you can witness the best racehorses in the world compete.



VICTORIAN

Collection Time
Monday to Friday
9.00am

Saturday
7.00am

tranquil

Local Amenities

Primary School

Sherburn C of E Primary School
St Hilda's St, Sherburn,
Malton YO17 8PG
sherburn-pri.n-yorks.sch.uk
01944 710282

Secondary School

Norton College
Langton Rd, Norton,
Malton YO17 9PT
nortoncollege.n-yorks.sch.uk
01653 693296

George Pindar School

Moor Lane, Eastfield,
Scarborough YO11 3LW
gps.n-yorks.sch.uk
01723 582194

Doctor

Sherburn Surgery
50 St Hilda's St, Sherburn,
Malton YO17 8PH
01944 710226

Dentist

mydentist
Eastfield, Dunslow Rd,
Scarborough YO11 3UT
mydentist.co.uk
01723 585387

The Smile Rooms

13 Saville St,
Malton YO17 7LL
thesmilerooms.co.uk
01653 692230

Local Shop

Central Stores
28 St Hilda's Street,
Sherburn, Malton
YO17 8PG
07718918529

Post Office

Sherburn Post Office
2 High St, Sherburn,
Malton YO17 8QB
01944 710220

Supermarket

Asda Malton Supermarket
Norton Road, Norton,
Malton YO17 9RD
01653 686700

Morrisons

Market Lane, Eastfield,
Scarborough YO11 3YN
01723 581820

Leisure Centre

Ryedale Swimming Pool
Mill Lane,
Pickering YO18 8DJ
Everyoneactive.com
01751 473351

Police Station

Malton Police Station
Old Malton Rd,
Malton YO17 7EY
0845 606 0247

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Welcome to Wellesley Homes

PLOT 5: THE BEATRICE

PLOT 6: THE BEATRICE

PLOT 7: THE LEOPOLD



Wellesley Homes is a family run company and subsidiary of Stirling Investments, a company that is recognised for its years of experience in home and commercial building. We pride ourselves on building some of the finest quality homes in Yorkshire, comprising innovative technology and creativity to give homeowners a place they can be just as proud in.

Our team of experts offer a friendly and knowledgeable service to support the exciting process of creating your bespoke dream home from start to finish.

With today's modern pace of living, they are on hand to guide you along every step of the homebuying process - ensuring we take of both you and your new property.

PLOT 8: THE LEOPOLD

PLOT 9: THE LEOPOLD



WELLESLEY
HOMES



Directions - The development is located just off the A64, linking Leeds and Scarborough. Those wanting to find it should head along the road until they reach the village of Sherburn. The development will be clearly signed, near to the fire station.

W
WELLESLEY
HOMES

WWW.WELLESLEYHOMES.CO.UK

All travel times, distances, companies, businesses and trading names are believed to be correct at the time of going to print, but any prospective buyer should make their own enquiries. All materials and kitchen/bathroom layouts are indicative only and the final layout, materials, colour and external elevations are subject to change. Whilst every effort has been made to ensure that the information contained in this brochure is correct, it is designed specifically as a guide and Wellesley Homes reserves the right to amend the specification as necessary and without notice. This does not constitute or form any part of a contract of sale. July 2017.