

A three-story stone house with a gabled roof. The ground floor features a large white garage door on the left and a front entrance with a glass door and side panels on the right. A small balcony with a glass railing is located above the garage. The second floor has a large multi-paned window above the balcony and two smaller double windows to the left. The third floor has two double windows. The house is surrounded by a stone wall and some greenery.

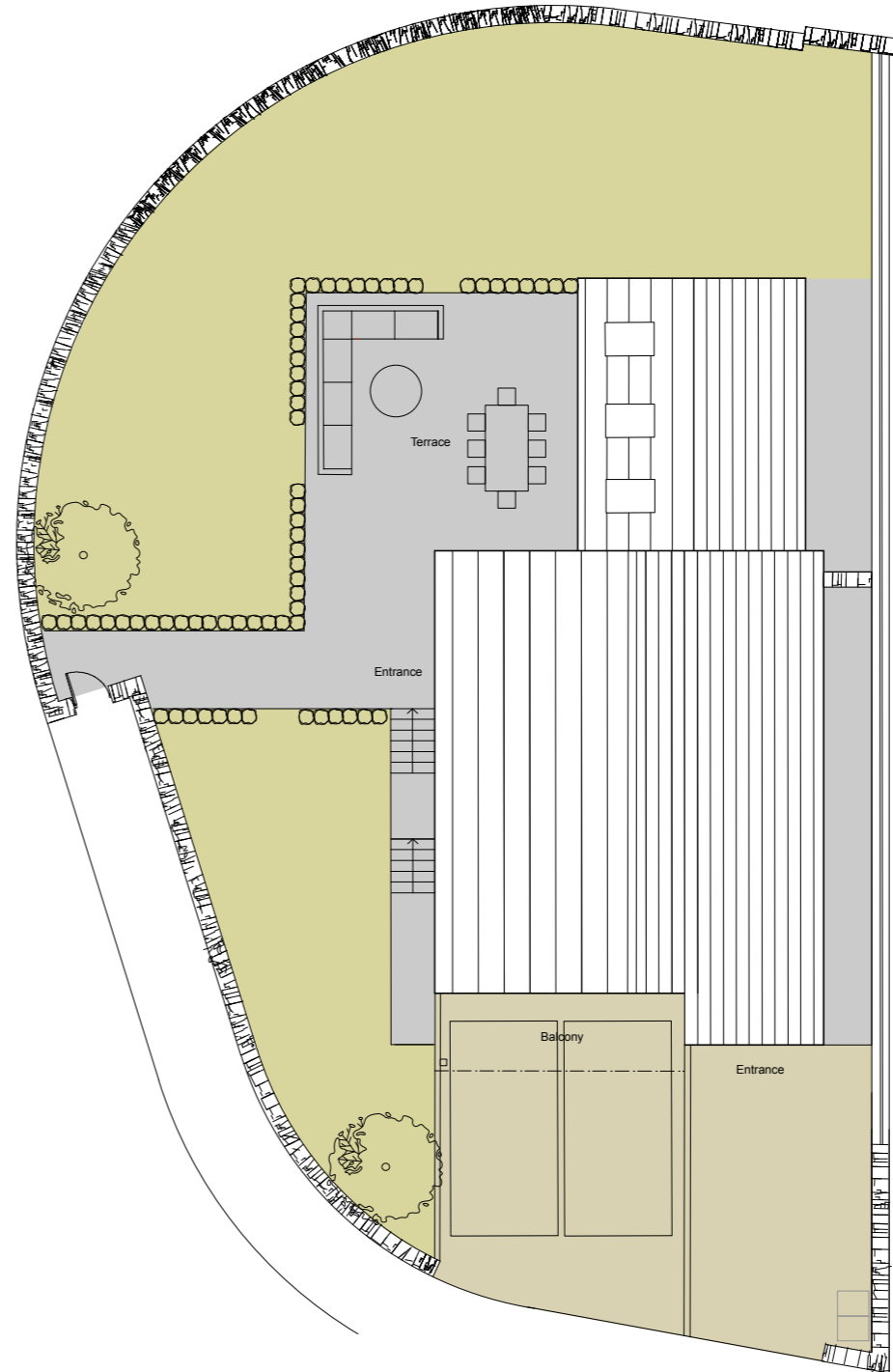
**PLOT 14**  
**THE MIRY**  
**DEYNEBROOK,**  
**NETHERTHONG**



**YORKSHIRE**  
COUNTRY PROPERTIES



PLOT 14



PLOT 14  
SITE PLAN



**16 METRES OF OPEN  
PLAN LIVING, EXTENDING  
INTO THE GARDEN ROOM,  
MAKES THE MIRY A  
PERFECT HOME FOR BUSY  
FAMILY LIFE.**

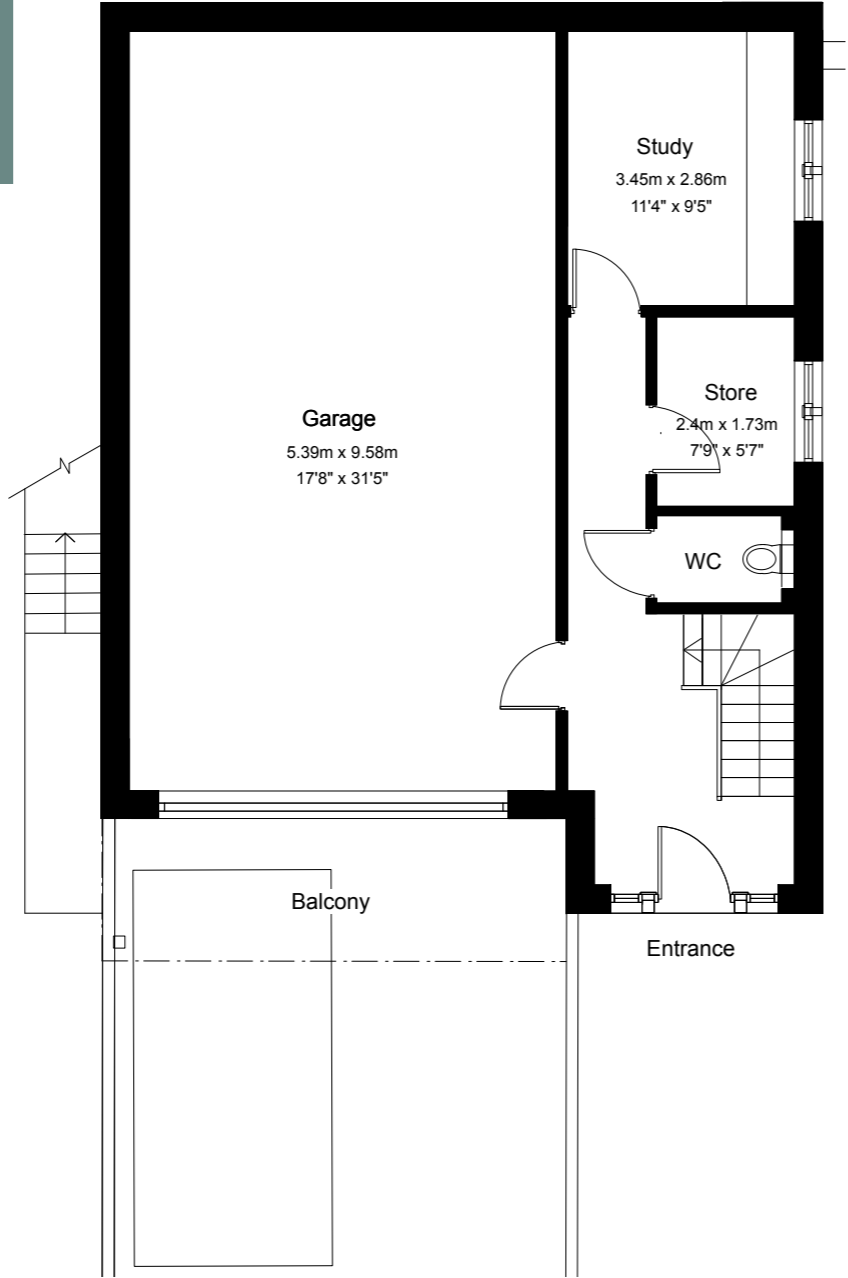


**ENSURE YOUR HOME IS A  
TRUE REFLECTION OF YOUR  
STYLE.**

AT YORKSHIRE COUNTRY  
PROPERTIES WE WORK  
CLOSELY WITH YOU TO  
**BESPOKE YOUR HOME** TO  
SUIT YOUR LIFESTYLE.

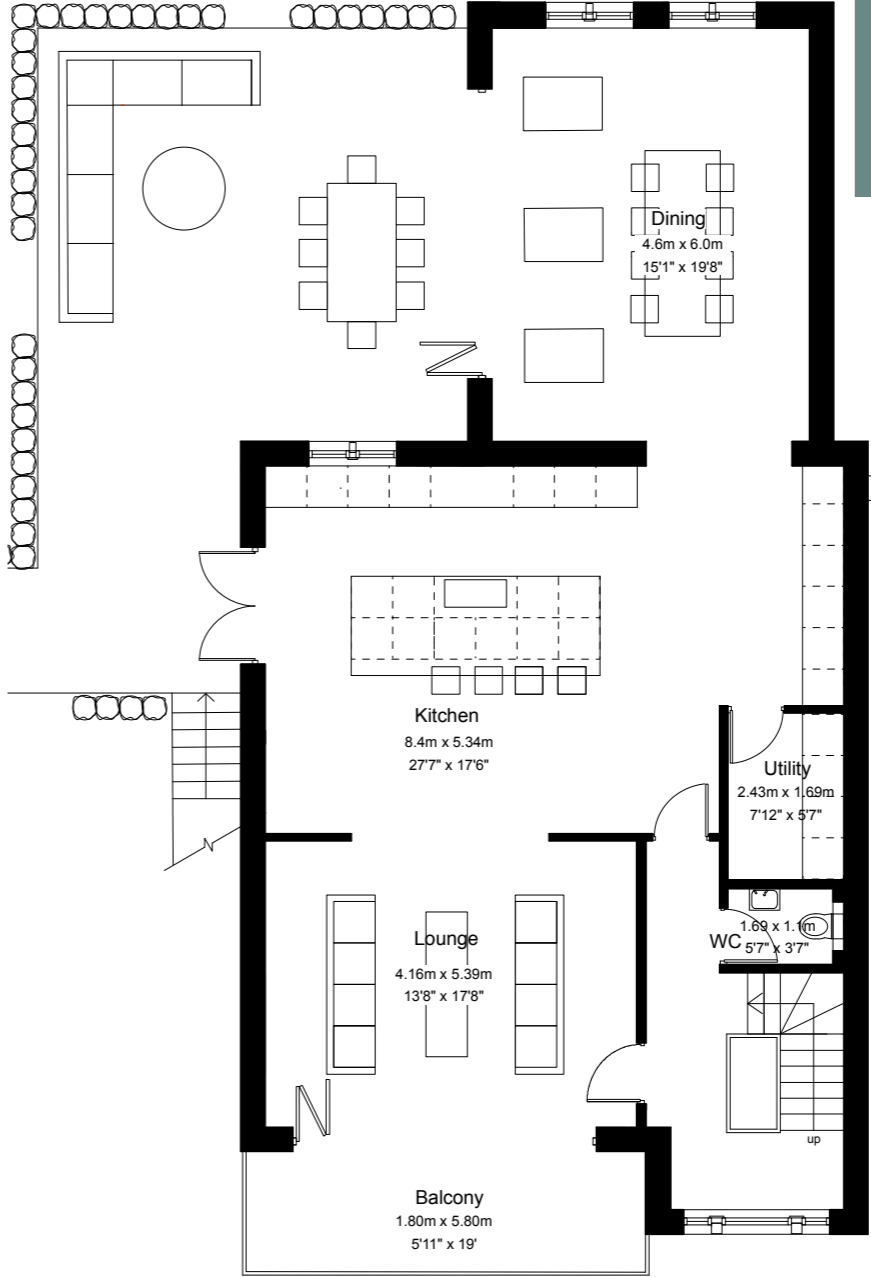


PLOT 14 THE MIRY  
FLOOR PLANS &  
DIMENSIONS



GROUND FLOOR PLAN

32 sq m / 342 sq ft. Excluding garage.  
Garage - 52 sq m / 556 sq ft. All dimensions shown are approximate.

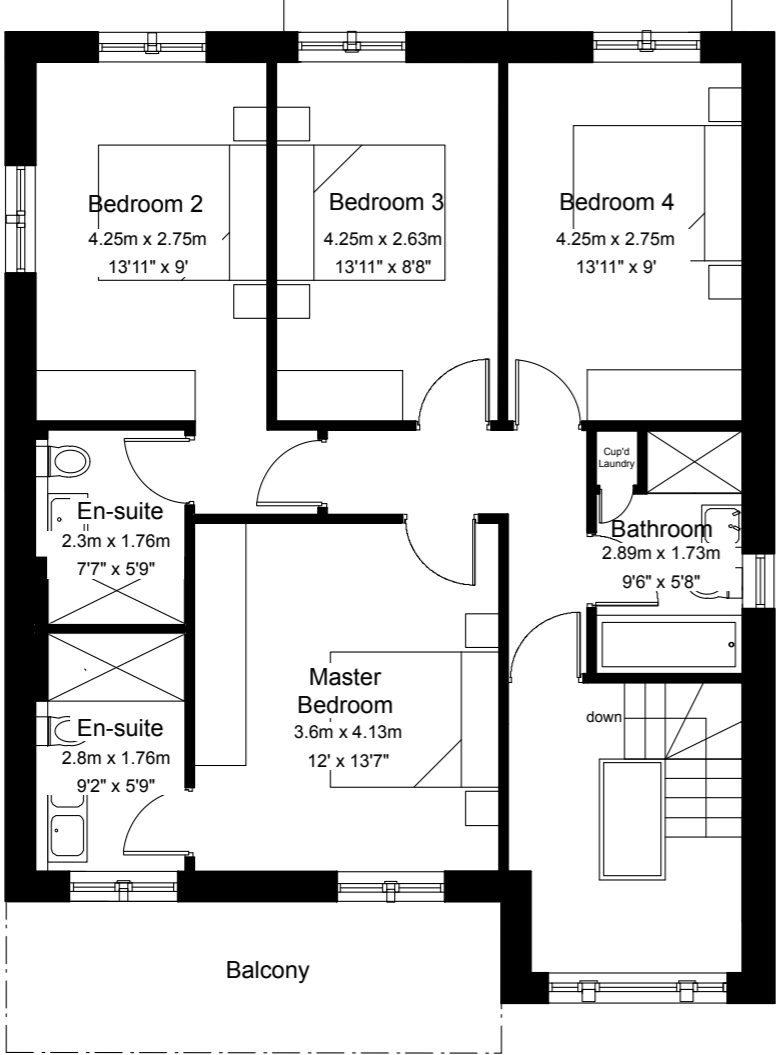


FIRST FLOOR PLAN

112 sq m / 1206 sq ft. Excluding balcony.  
Balcony - 11 sq m / 113 sq ft. All dimensions shown are approximate.

**PLOT 14 THE MIRY**  
FLOOR PLANS &  
DIMENSIONS

**TOTAL:**  
227 sq m  
(2443 sq ft)



**SECOND FLOOR PLAN**

83 sq m / 896 sq ft. All dimensions shown are approximate.



## PLOT 14 THE MIRY INTERIORS & SPECIFICATIONS



This stunning four bedroom home, the only one of its type on this exclusive development. Occupying an elevated position and offering circa 2454 Sq Ft of internal living space this beautiful home is guaranteed to impress with its enviable design and sizeable living space.

Enter the property on either the ground floor or on the first floor directly into the kitchen.

The ground floor entrance is situated adjacent to the double garage and below the impressive balcony extending from the first floor. The ground floor offers flexible utility/storage/study with a sizeable home office, an integral door to the garage and a convenient w/c.

A feature galleried staircase leads up to the first floor. At the very heart of this floor is the outstanding kitchen; with a stunning premium kitchen and high spec flooring this is a perfect space for entertaining friends and enjoying the breath taking views across the Holme Valley. Additional side entrance from the kitchen to the west facing garden area and gated access to the street. A substantial adjoining lounge area to the front of the property with double doors to a stunning 1.8 x 5.8m feature balcony allows light to flood in throughout the day. Adjacent to the kitchen at the rear is a sizeable garden room, ideal for



creating a luxurious dining space, you have the option of bringing the outside in with the large bi-fold doors leading out to the rear patio garden. This level also offers a handy w/c and utility room.

The first floor comprises of four generous double bedrooms and three luxurious bathrooms, two of them en-suite. The extensive master suite features a bank of fitted wardrobes and an en-suite bathroom with walk in shower unit and double vanity unit. Bedroom two leads to an en-suite shower room and is perfect as a guest bedroom. As well as the two additional double bedrooms plus a conveniently located family bathroom with bath and separate shower unit.

Externally the property is built in our trademark natural Yorkshire stone and has a large private driveway with ample parking for three cars (plus garage). The outside space to the rear boasts an extensive natural stone patio and wrap around lawned area. An attractive landscaped area with planting to the front frames the stone path leading to the first floor patio area.

Plot 14 offers an opportunity to purchase and bespoke to your individual tastes a distinctive home with an emphasis on luxury.

PLOT 14 THE MIRY  
INTERIOR SPECIFICATION

INTERIOR SPECIFICATION
‘HIVE’ Smart Home Heating system
Internal wall paint
Internal Doors - Suffolk styled door
Painted skirting and architraves
Feature staircase with a choice of oak handrail and spindals or glazing
Switches and Sockets with USB ports - Brushed stainless steel
Lighting - Spot lights throughout finished in brushed stainless steel
Fully prepared for high speed optical fibre connectivity
FLOOR COVERINGS THROUGHOUT PROPERTY
<b>Ground floor - Garage</b> - Painted concrete <b>WC &amp; Study</b> - Karndean Knight Tile/Knight plank in a choice of colours
<b>First floor - Kitchen/Diner/hall/utility &amp; WC-</b> Karndean Knight Tile/Knight plank in a choice of colours <b>First floor - Lounge-</b> Karndean Knight Tile/Knight plank in a choice of colours/carpet in a choice of colours
<b>Second floor</b> - Carpet in a choice of colours

KITCHEN
Premium kitchen designed within spacious living area. A choice of styles and finishes available.
APPLIANCES
RangeMaster cooker
Integrated fridge/freezer or American style free standing
Integrated dishwasher by AEG or equivalent
Double ceramic sink
Kitchen taps by ‘hot water’ award winning “Quooker” - PRO3 Fusion Square/Flex Chrome
UTILITY
Low level cupboards and work top, with opening for customers stand alone washing machine and dryer
Sink & drainer
MAIN BATHROOM
Premium tiled bathroom
Porcelanosa flooring tiles to customers choice
Feature vanity unit - In a choice of colours
Spacious shower and separate bath
Towel rail in a choice of finish

EN-SUITE - MASTER
Enclosed spacious shower unit
Premium tiled bathroom - Half tile except shower area which is full tile
Porcelanosa flooring tiles to customers choice
Double sink unit
EN-SUITE - 2
Enclosed spacious shower unit
Premium tiled bathroom - Half tile except shower area which is full tile
Porcelanosa flooring tiles to customers choice
W.C / CLOAKS
Toilet and wash basin finished to a high spec
MASTER BEDROOM
Bespoke designed fitted wardrobes as per brochure layout - Choice of styles and colour
BEDROOM 2
Bespoke designed fitted wardrobes as per brochure layout - Choice of styles and colour

PLOT 14 THE MIRY  
EXTERNAL SPECIFICATION

EXTERNAL SPECIFICATION
Properties to be constructed from natural stone
Natural stone roof slates
Contemporary UPVC windows finished externally in stylish grey and white to the interior
Electric operated velux windows to garden room
All external doors - 4 lever ‘secure by design’ as standard, with a composite front door
High quality seamless aluminium guttering, finished to match all external window frames
Natural stone terrace
Aluminium bi-fold doors off garden room
Balcony with bi-fold doors to front offering fantastic views and extended living space with a composite decking floor
External cold water tap
Landscaped and turfed rear garden
Tegula Setts driveway
Security alarm
Brushed stainless steel external lighting
Electric vehicle charging point (1 per house)
Double integral garage
Electric sectional garage door in stylish grey
Grey painted concrete garage floor

# PLOT 14 UPGRADES

FOLLOW US ON:



At the start of your journey, our friendly and experienced team warmly welcome you to our marketing suite in Netherthong. You will be able to browse all we have to offer to make your dream home a reality. We are with you every step of the way.

## INTERNAL

- Stone wall to kitchen and living room
- Timber beams to first floor
- Dividing glass/ oak doors and fixed window panels between kitchen and living
- Oak staircase treads
- Oak joinery to skirtings, architraves, doors
- Upgrades on wardrobes, flooring, finishes in general
- Log burning stove in living room
- Under floor heating
- Feature vanity to en-suites

## EXTERNAL

- Planting, lavender, box hedge.
- Outdoor kitchen including external built in fridge, BBQ, storage cupboard.

## AUDIO VISUAL

We pride ourselves on integrating tomorrows technology. Our home automation solutions use intuitive touchscreen and SMART technology providing the ultimate in convenience and flexibility for combining Lighting, TV and Audio, Heating & Cooling, Shades & Blinds by using your own iPad, iPhone or custom in-wall touchscreen devices. Create your own theatre, watch TV, access movie collection, play video games and stream films in the comfort of your own home.

Our design team will work with you to create your own desired system tailored to meet your families and household requirements.



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