



**DEYNEBROOK, MIRY LANE, NETHERTHONG**



**YORKSHIRE**  
COUNTRY PROPERTIES

DEYNEBROOK,  
MIRY LANE,  
NETHERTHONG

OUR HISTORY  
& VISION



YORKSHIRE  
COUNTRY PROPERTIES

## WITH 50 YEARS EXPERIENCE

Yorkshire Country Properties aim is to make your dream home a reality. We work alongside our clients to bring their vision to life, creating unique, bespoke properties with character, embracing the heritage of the local surroundings and offering contemporary and traditional interiors.

We're transforming the house buying experience by working in partnership with you to tailor the 'ideal,' from the structure inwards.

In a bold, revolutionary shift, you will be able to initially fall in love with Yorkshire: the site, the surroundings, the lifestyle and the serenity it brings.

**WITH 50 YEARS  
EXPERIENCE OF BUILDING  
HIGH QUALITY HOMES**



**DEYNEBROOK,  
MIRY LANE,  
NETHERTHONG**

**THE SITE:  
DEYNEBROOK**

Nestled in the Pennine hills of West Yorkshire, sits Netherthong. A traditional, quaint English village offering peaceful and beautiful surroundings. It is less than a mile from Holmfirth, which presents annual festivals of beer, food and drink, folk, jazz, literature, agriculture, arts and crafts. Benefitting from a mix of shops, cafes and pubs, it has a thriving tourist industry, along with excellent road and rail links.

Netherthong Primary School has a glowing Ofsted report and is rated outstanding. Two nearby secondary schools, Holmfirth High School and Honley High School are well rated.

**“OUTSTANDING”**  
NETHERTHONG PRIMARY SCHOOL  
SOURCE: OFSTED

## LOCAL AREA

West Yorkshire's vales host a vast network of public footpaths, bridleways and trails interconnecting towns and cities far across the county. The Transpennine trail, a surfaced multi use path that runs coast to coast, accessed from Dunford Bridge, 5.5miles south of Holmfirth.

Netherthong itself is within a mile of one of West Yorkshire's fines viewpoints. Wolfstones trig point elevated to 1027ft and offers a 360degree view.

A short drive, (or long walk,) through neighbouring Holme, yields the start of the ascent to Holme Moss, an iconic British hill that has shown little mercy to riders during the Tour de France and Tour de Yorkshire events. At a maximum elevation of 1700ft, with the right weather, visitors can experience breathtaking views as far as Sheffield and Cheshire.

Wild and windy moors, beautiful valleys, cascading waterfalls. Holmfirth is the epitome of all things bright and beautiful upon England's green and pleasant land.



## INDIVIDUALLY CRAFTED HOMES

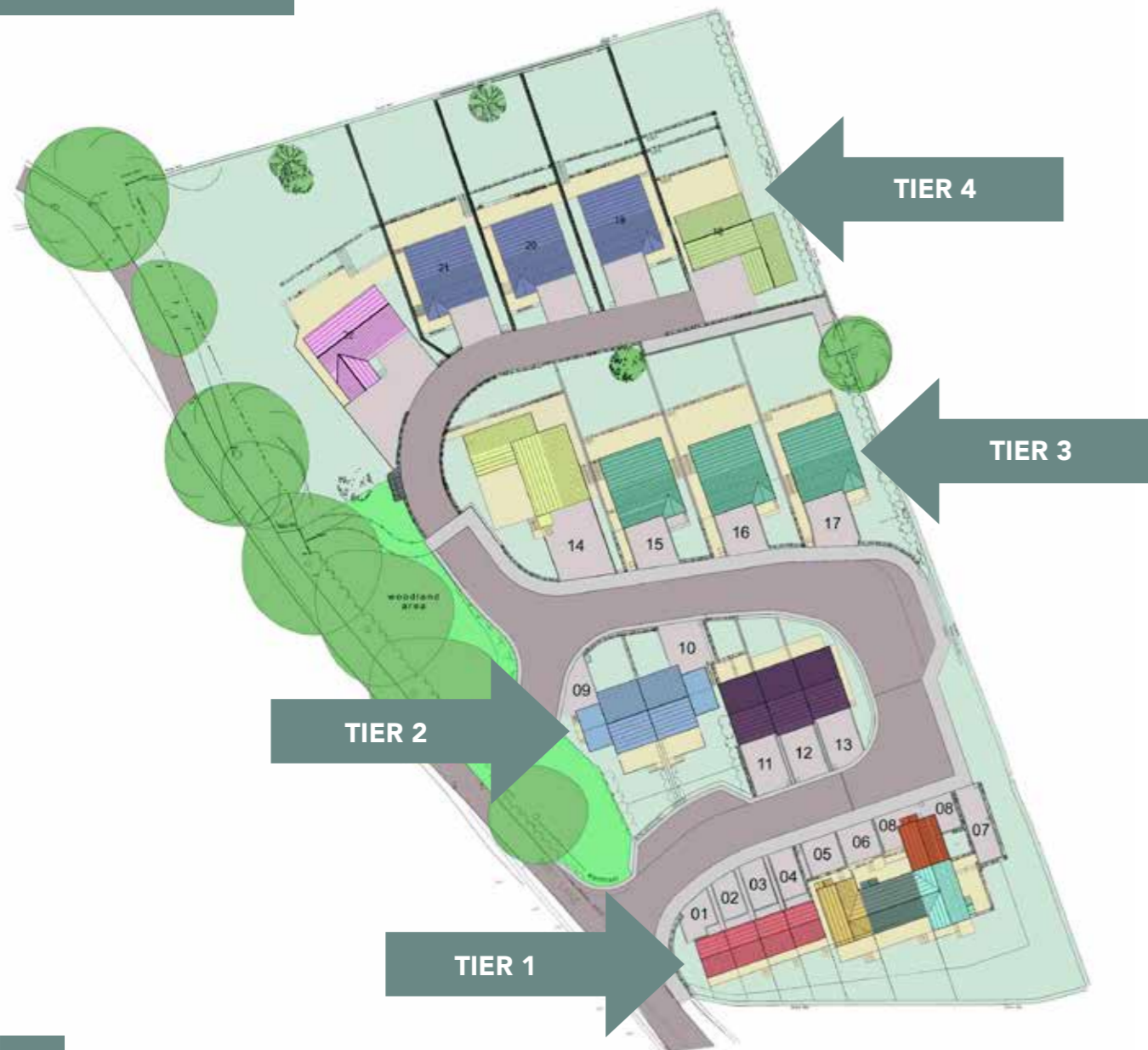
An all encompassing property design range ensures variability and styles to suit every need. Yorkshire Country Properties centres core construction on locally sourced, entirely natural products including Yorkshire 'tumbled,' stonework to exterior walls, stone roof slates, patio and pathway flags - guaranteeing a truly 'Yorkshire,' authenticity.

To highlight the stonework, each property features contemporary UPVC window frames and aluminium guttering, all finished in a heritage grey and complimented by brushed stainless steel external lighting. A combination which provides a contemporary twist on a traditional material specification.

Pristine Tegula sett driveways present flawless frontages, requiring little maintenance. Landscaped rear gardens with bespoke outdoor living. Furthermore In a revolutionary stride in the world of developing residential units - a dedicated electric car charging point!



## SITE PLAN





**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.

## CUSTOMISATION & UPGRADES



You will be warmly welcomed into our marketing suite, where you will be able to browse all we have to offer. We will work closely with you to bespoke your home to suit your requirements - we are with you every step of the way.

To ensure your home is a true reflection of your style, we offer the following customisations as standard:

- Wall tiles
- Floor tiles
- Carpet colour
- Kitchen colour and choice of worktop
- Internal doors and handles
- Fitted wardrobes (where included)
- The award winning Quooker tap is standard on all our open market properties.

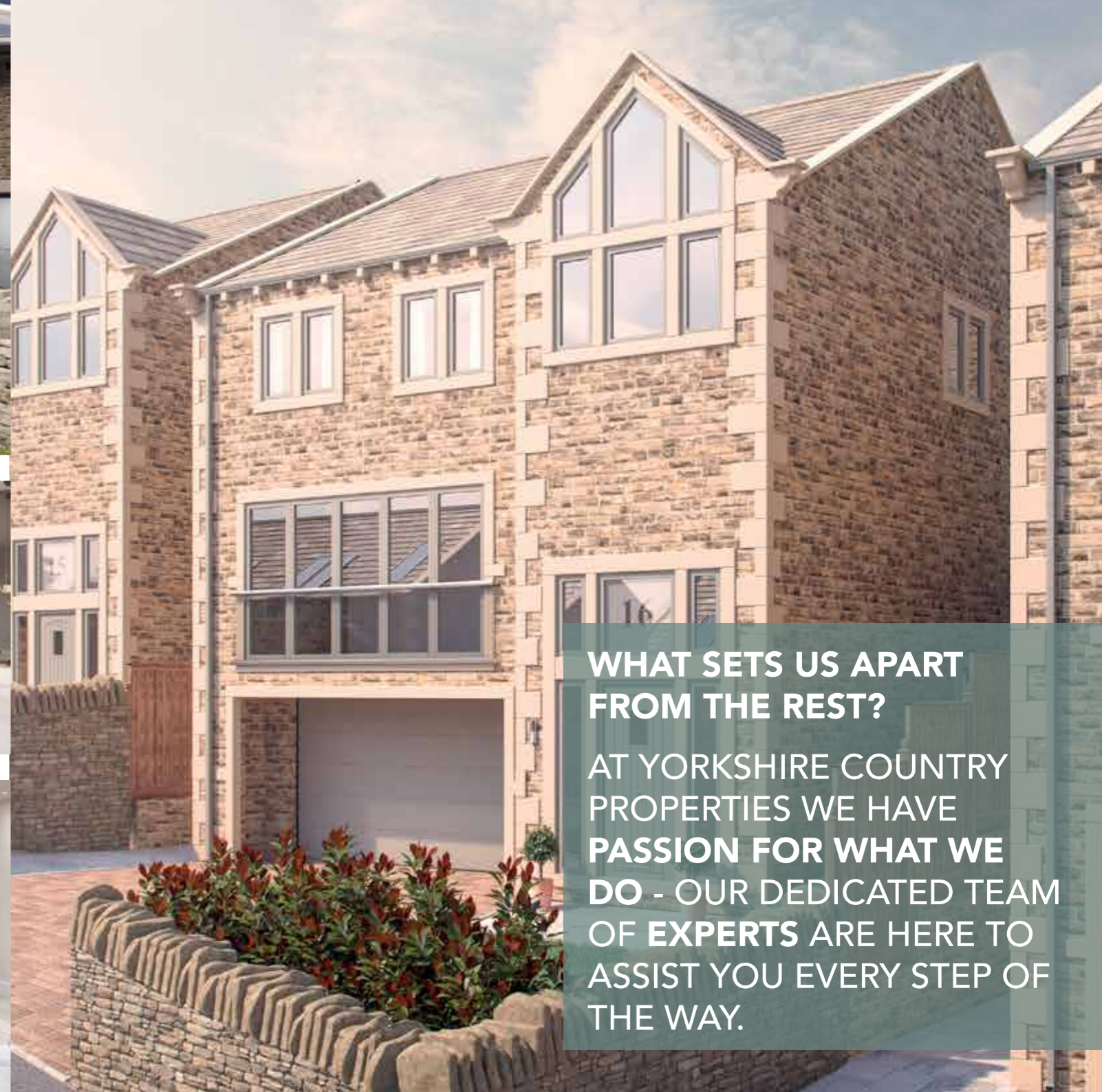
We can also offer a number of upgrades to tailor your home to your exact requirements:

- Fitted wardrobes in extra bedrooms
- Fully tiled bathroom
- Smart home audio visual package
- Log stoves
- Reclaimed oak beams
- Exposed stone work
- Underfloor heating
- Outdoor kitchens
- Garden landscaping options

These lists are not exhaustive - we work with you to make your dream home a reality.



**YCP OFFER THE  
AWARD WINNING  
QUOOKER TAP  
FITTED AS STANDARD  
IN ALL OUR KITCHENS.**



**WHAT SETS US APART  
FROM THE REST?**

AT YORKSHIRE COUNTRY  
PROPERTIES WE HAVE  
**PASSION FOR WHAT WE  
DO** - OUR DEDICATED TEAM  
OF **EXPERTS** ARE HERE TO  
ASSIST YOU EVERY STEP OF  
THE WAY.

Information contained In this brochure is for guidance only and does not constitute a contract, part of a contract or a warranty. It should be noted that the representation of our developments, may not be accurate in every respect. Photography may not be of actual interiors.

All plans shown are not to scale, measurements are for guidance only.

Computer generated images are for illustrative purposes only and individual features often vary from one plot to another. The specification of the houses is correct at the date of print but may be subject to change as necessary and without notice. These particulars should not be relied upon as accurately describing any of the specific matters described by an order under the Property Misdescriptions Act 1991 due to their forward nature.

## HELP TO BUY

### PURCHASE YOUR HOME WITH JUST A 5% DEPOSIT

All of our houses are backed by the Government 'Help to Buy' scheme. You could be closer to saving your deposit than you think Help to Buy: Equity Loan makes it possible to buy a home with just a 5% deposit. To find out more please visit: [www.helptobuy.gov.uk](http://www.helptobuy.gov.uk) or contact our helpful team.



Backed by  
HM Government

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