

ST JOHNS CROFT

CONONLEY • SKIPTON

An outstanding
development of
8 superior
four bedroom
detached and
semi-detached homes.



ABOUT US

We, the Snell Family have been undertaking housing developments for over forty years and have earned a reputation for the high quality of our homes. We oversee every detail from design through to the finished product.



www.pasnell.co.uk

We pride ourselves on the homes we develop and believe our superior finish and specification stand us out from our competitors. We have undertaken numerous developments around the area and we like to think that our experience allows us to build homes that people want. Our developments are traditional in style to harmonise with their surroundings whilst providing spacious interiors, offering contemporary design and specification.

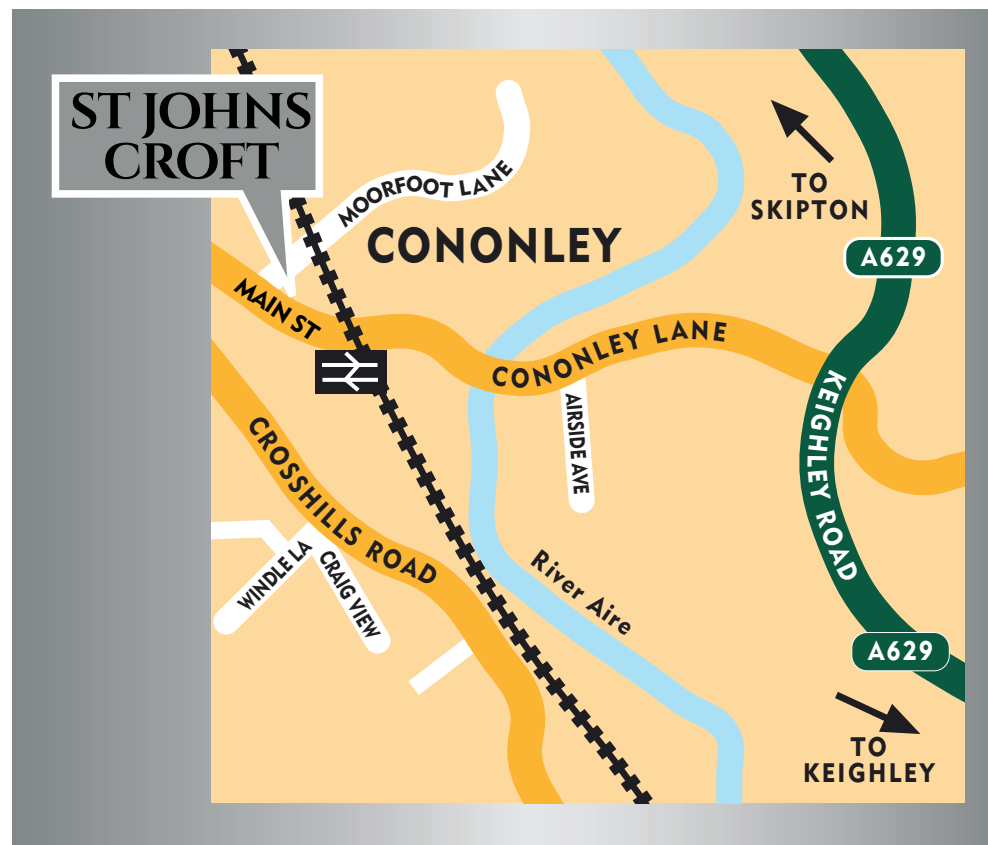
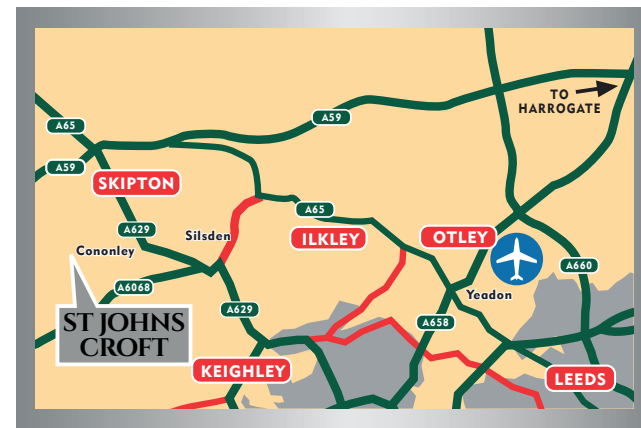
Our reputation is very important to us and we pride ourselves in consistently achieving exceptional build quality using quality materials and our long established and loyal workforce. We match this quality through our customer care providing a personalised service to each of our homebuyers, making every effort to guide and advise them at every stage of the process of buying and moving into a Snell Developments home.

Snell Construction, who construct the Snell Developments Ltd's properties has won the NHBC pride in the job award for the last 2 years running (2017/2018).



Images of previous developments

FINDING THE SITE



For further details please contact our
Sales Agent John Shaw
07392 000922 or email john@jshawfrics.co.uk

ST JOHNS CROFT

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Snell Developments Ltd are delighted to introduce St Johns Croft, an outstanding development comprising 8 spacious 4 bedroom detached and semi-detached homes built from reclaimed natural stone with natural stone surrounds. A welcome addition to this attractive village within beautiful and tranquil rural surroundings with the great benefit of having Cononley train station within easy walking distance, meaning you could join the hustle and bustle of Leeds within approximately 30 minutes.

These 2 storey new build homes benefit from a high specification including external detailing such as reclaimed natural stone elevations, natural stone window surrounds and corbelling, garden walling from reclaimed stone, block paved drives and Indian stone flagging.

Internally the quality continues with Hacker kitchens (German manufactured supplied from ATi Miele, Harrogate) Miele appliances and aluminium bi-fold doors to create a seamless flow between your garden and living space. Bathrooms include Duravit sanitary ware with Hansgrohe taps/shower valves, choice of ceramic/porcelain tiles (depending on build stage) and chrome towel warmers.

Local developers Snell Developments Ltd pride themselves on delivering homes of the highest standard through their long standing, highly skilled team.

A family business with a friendly and personal approach.



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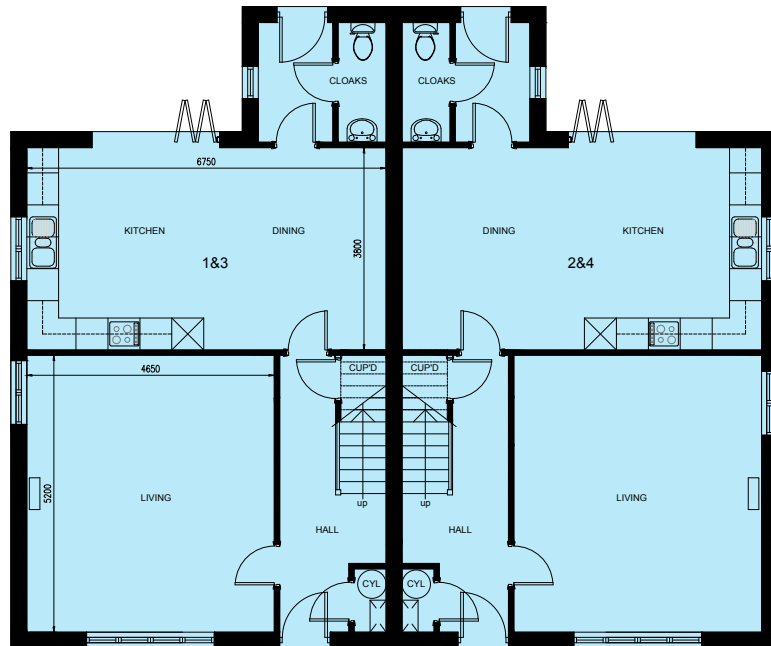
This site plan is intended for illustrative purposes only and is not to scale. This development plan depicts the intended layout at the time of going to print or press, however "Snell Development LTD" reserve the right to change the layout during the course of development. The contents herein shall not form any part of any contract or be a representation inducing any such contract.

THE ALBURY

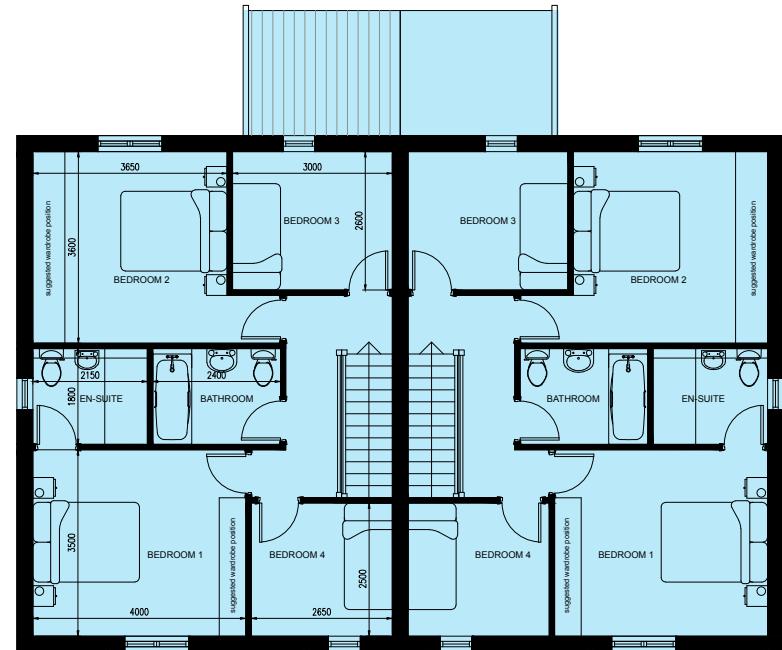
plots 1-4

4 Bedroom semi-detached family home over 2 floors.

This popular house type is ideal for a broad spectrum of buyers and provides dining kitchen with aluminium bi-fold doors to outside space, spacious lounge and WC to the ground floor. 4 bedrooms (1 en-suite) and house bathroom to first floor. Externally block paved parking, Indian stone flagged pathways, patio and garden to the rear.



GROUND FLOOR PLAN



FIRST FLOOR PLAN

NB. Not to scale. Room dimensions are estimated and approximate. The developer reserves the right to make changes to the layout during construction.

THE ALBURY

Specification

ELECTRICAL

- Mains smoke detectors with battery backup
- External light fittings to front & rear of property
- Chrome sockets to kitchen
- Shaver point – main bathroom and en-suites
- TV points (in selected rooms)
- Telephone points (in selected rooms)
- Chrome down lights to kitchen, hall and landing
- Chrome bathroom down lights to house bathroom, en-suite and downstairs wc
- Alarm system by Keybury alarms

EXTERNAL SPECIFICATION

- Turf to rear garden
- Blocked paved driveways
- Indian Stone flag paths and patio
- Natural stone built from existing reclaimed stone on site from the Church demolition
- Natural stone surrounds & natural stone corbels under guttering
- Greys Artificial stone roof slates
- Reclaimed stone garden walls
- Outside tap to rear of property
- Black UPVC guttering

INTERNAL SPECIFICATION

- Five inch “Taurus” style skirting boards and “Taurus” style three inch architraves
- Lightly stained whitewood staircase & balustrade
- Internal walls & ceilings natural calico emulsion
- Internal woodwork brilliant white satinwood
- Internal oak veneer doors
- Carlisle Brass “Design” lever handles on rose in chrome
- Fireplace –Choice of surround, and fire to equivalent value of Durrington Limestone 54 inch fireplace and hearth with electric fire in chrome

KITCHEN

- Choice of Hacker Kitchen (German Manufacturers) supplied from ATi Miele (Harrogate) (Depending on build stage)
- Miele Appliances included are integrated Fridge Freezer, Integrated dishwasher, AEG washer dryer, double oven, gas hob and extractor
- Choice of doors, handles and laminate worktops
- Glass splashback to hob



BATHROOMS & DOWNSTAIRS WC

- Duravit D-code sanitaryware
- Hansgrohe taps and showers
- Chrome towel radiators in house bathroom & en-suite
- Walls Half tiled in bathroom & en-suite, fully tiled in shower areas
- Floor tiled in bathroom, en-suite and downstairs wc
- Tiling behind basin in downstairs wc
- Choice of ceramic tiling from a range

DOOR & WINDOW SPECIFICATION

- White UPVC windows with horizontal bar design
- Chrome window & door furniture
- Aluminium bi-fold doors to dining kitchen
- External doors to be black composite

GENERAL

- 10 year NHBC build warranty
- Electric, gas and water services connected to the property with provision for meters to read externally.
- BT laid up to property but has to be made live by supplier.
- Gas fired central heating
- Under floor heating downstairs, radiators upstairs and towel warmers to bathrooms

NB floor coverings not included.

THE WINDSOR

Specification

ELECTRICAL

- Mains smoke detectors with battery backup
- External light fittings to front & rear of property
- Chrome sockets to kitchen, lounge, study, hall and landing
- Shaver point - main bathroom and en-suites
- TV points (in selected rooms)
- Telephone points (in selected rooms)
- Chrome down lights to kitchen, hall and landing
- Chrome bathroom down lights to house bathroom, en-suites and downstairs wc
- Alarm system by Keybury alarms

EXTERNAL SPECIFICATION

- Turf to front and rear garden
- Blocked paved driveways
- Indian Stone flag paths and patio
- Natural stone built.
- Natural stone surrounds & natural stone corbels under guttering
- Greys Artificial stone roof slates
- Reclaimed stone garden walls
- Outside tap to rear of property and tap to garage
- Double garage with electric operated door

INTERNAL SPECIFICATION

- Five inch "Taurus" style skirting boards and "Taurus" style three inch architraves
- Oak staircase with glass balustrade
- Internal walls & ceilings natural calico emulsion
- Internal woodwork brilliant white satinwood
- Internal oak veneer doors
- Carlisle Brass "Design" lever handles on rose in chrome
- Fireplace -Choice of surround, and fire to equivalent value of Durrington Limestone 54 inch fireplace and hearth with electric fire in chrome

KITCHEN

- Choice of Hacker Kitchen (German Manufacturers) supplied from ATi Miele (Harrogate) (Depending on build stage)
- Miele appliances included are integrated Fridge Freezer, Integrated dishwasher, double oven, gas hob and extractor
- Choice of doors, handles and granite worktops from a selected range
- Housing unit, sink base unit, sink and laminate worktop to utility room



BATHROOMS & DOWNSTAIRS WC

- Duravit D-code sanitaryware
- Hansgrohe taps and showers
- Chrome towel radiators in house bathroom & en-suite
- Walls Half tiled in bathroom & en-suites, fully tiled in shower areas
- Floor tiled in bathroom, en-suites and downstairs wc
- Tiling behind basin in downstairs wc
- Choice of ceramic tiling from a range

DOOR & WINDOW SPECIFICATION

- White UPVC windows with horizontal bar design.
- Chrome window & door furniture
- Aluminium Bi-fold doors to dining kitchen
- External doors to be black composite

GENERAL

- 10 year NHBC build warranty
- Garage to have electric controlled garage door, electric double socket and light
- Electric, gas and water services connected to the property with provision for meters to read externally.
- BT laid up to property but has to be made live by supplier.
- Gas fired central heating with underfloor heating downstairs and radiators upstairs

NB floor coverings not included.

OUT AND ABOUT

Nestled in the Aire Valley, just over three miles from the historic market town of Skipton, Cononley boasts a wealth of history and charm. Surrounded by picturesque views across the valley towards the river Aire it is easy to understand why this pretty, Yorkshire village has become highly sought after for homebuyers.

St Johns Croft's close proximity to Skipton widely known as the 'gateway to the dales' provides easy access to this historic market town's wide variety of shops, cafe's, restaurants and bars.

Popular with tourists and locals alike Skipton is also home to Britain's best preserved medieval castle dating back over 900 years.

For those who like to shop, the town's famous Craven Court Shopping Centre, developed from a 16th century theatre provides a stunning backdrop to a wide range of specialist shops, elegant boutiques and contemporary cafe bars.

An eclectic range of restaurants cater for the full spectrum of tastes and budgets, offering spicy, foreign cuisine alongside traditional local and classical dishes.

Skipton's traditional town market is held four days a week with many stalls providing the freshest local produce.

Cononley benefits from having a train station within easy walking distance, meaning you could join the hustle and bustle of Leeds within approximately 30 minutes.

Cononley village holds its own Gala annually as well as the 'Scarecrow Festival' both of which are a great day out for all the family. There is no shortage of things to do within this community, with a local football club, cricket team and bowls club not to mention two popular local pubs and a well equipped park.

In addition to an excellent primary school in the village itself, Cononley lies within the catchment area of a wide selection of highly reputable schools catering for all ages.

For those who enjoy the great outdoors, Cononley offers many scenic river and canalside walks and for the more energetic a short stroll up the hill towards the neighbouring village of Lothersdale guarantees breathtaking views at every turn.





