



# GRANGE FARM COURT

HOPPERTON



Hopperton Street  
Knaresborough  
HG5 8NX  
North Yorkshire



## Welcome to GRANGE FARM COURT

Nestled within the delightful semi-rural hamlet of Hopperton,  
bounded by views of open fields and woodland.

This stunning courtyard created from the conversion of a former farmstead,  
carefully blends the charming original buildings and characterful features  
whilst providing luxurious new homes suited to modern day living.

Grange Farm Court combines generous outside spaces,  
far reaching views, high quality finishes and imaginative layouts  
to create new homes as individual as you are...

Sited within Yorkshire's Golden Triangle between Harrogate and York  
with excellent nearby transport links

**Stephensons**  
ESTATE AGENTS & CHARTERED SURVEYORS

**Kaben**  
DEVELOPMENTS LTD

**Carter Jonas**



Five exceptional, individually designed  
Barn conversions located on the  
outskirts of Harrogate.

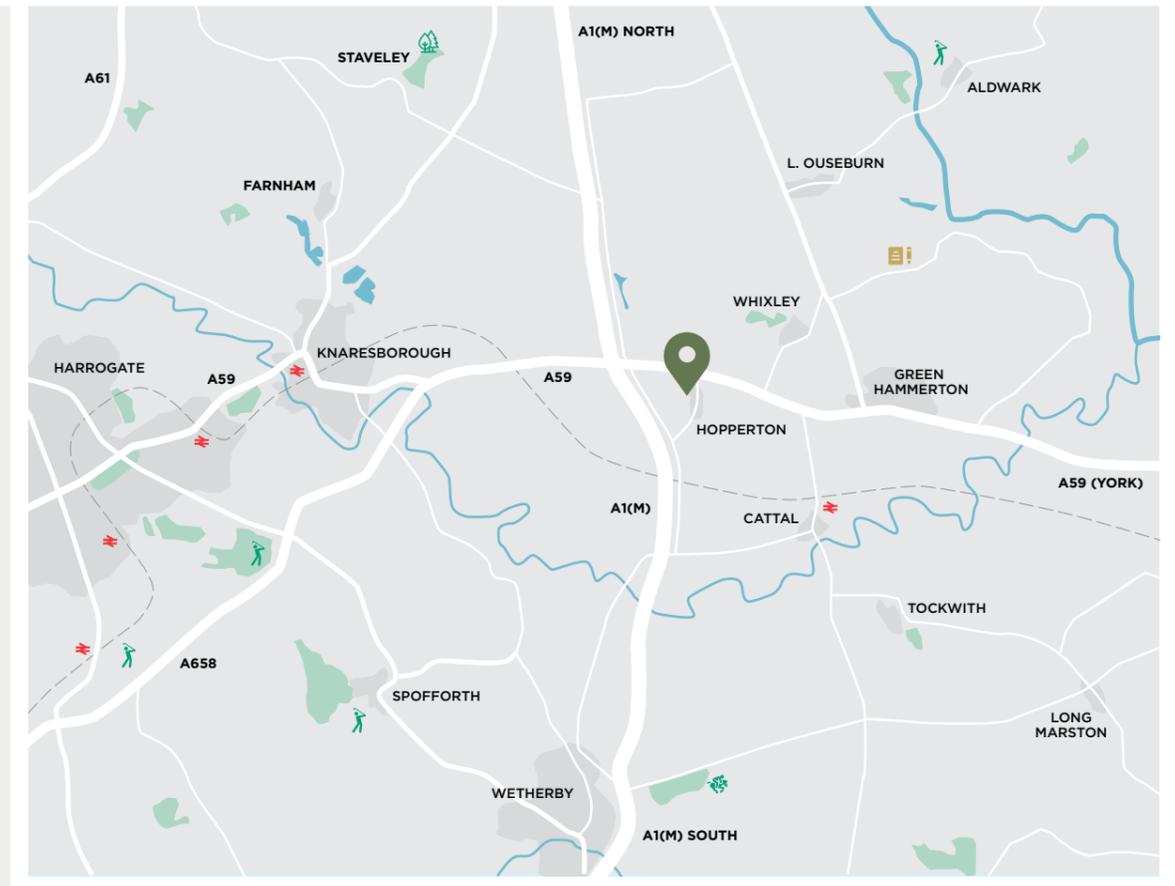


# Hopperton

Located within Yorkshire's Golden Triangle, Hopperton lies 13 miles west of York and 10 miles east of Harrogate with excellent nearby road, rail and air transport links. A range of picturesque market towns, local attractions and open countryside are only a stones throw away.

Hopperton is conveniently located between the bustling market towns of Knaresborough and Boroughbridge which offer an excellent selection of shops and amenities. It's a great location to come home to with beautiful countryside on the doorstep and a wealth of nearby attractions to experience.

Nearby York and Harrogate offer an excellent choice of schooling for all ages and Russell Group University. Hopperton is in the catchment area for King James's High School in Knaresborough.



**GRANGE FARM COURT**  
 HOPPERTON HOPPERTON STREET HARROGATE HG5 8NX

York centre	- 14 miles	A1/M1 Link	- 1.4 miles	Cattal Station 🚉	- 2 miles
Harrogate centre	- 9.7 miles	Wetherby	- 6.3 miles	York Station 🚉	- 12.5 miles
Leeds centre	- 24 miles	Knaresborough	- 5 miles	LBA ✈️	- 19 miles

## Location

Hopperton has superb access to major travel routes. Within 5 minutes of the A1(M) links to the North and South and 2 miles to Cattal Station.

Nearby Cattal railway station is just a few minutes away and York station is only 25 minutes via the A59. York is a popular commuter location with London, Manchester and Edinburgh within easy reach. Travel times to London Kings Cross are 1 hour 50 minutes and Edinburgh around 2 hours.

Leeds and Bradford International airport is 19 miles away. The stunning Yorkshire Dales and North York Moors are on the doorstep along with the historic cities of York and Harrogate with their rich history and vibrant centres, perfect for days out, shopping or dining.



Cattal Station: ©lanS





## Harrogate

Harrogate is a prestigious and thriving Victorian spa town in the heart of Yorkshire. With its handsome historic buildings and verdant gardens, it is one of Yorkshire's most elegant tourist destinations and attracts visitors for its urban charms, stunning gardens and its position as a Gateway to the Dales.

It is close to Nidderdale, an Area of Outstanding Natural Beauty, as well as the UNESCO world heritage site of Fountains Abbey and Studley Royal Water Garden.

It's the perfect place to Indulge your passions and your senses, with such a varied range of events you will find there is always something taking place to capture your interest. Harrogate is renowned for hosting the Great Yorkshire Show and for its distinctive garden areas and parks with their magnificent floral displays such as the Grade two listed Valley Gardens.

It has a compact, buzzing centre with exquisite shops, hotels and eateries. As well as familiar names you will find unique, independent retailers and restaurants along with examples of the towns well earned spa heritage.

With the Yorkshire Dales on the doorstep there is plenty of scope for adventure activities, from mountain biking to rock climbing and abseiling, or just a bracing walk across the fells.

## York

York is England's most visited city outside of London, attracting more than 7 million visitors each year. A vibrant festival city with Roman roots and a Viking past.

With its many nationally and internationally renowned tourist attractions, impressive architecture, museums, riverside walks, cafes and restaurants, York is a fantastic city to have on the doorstep.

Walk the medieval cobbled streets and soak up the history of the city with over 30 attractions in less than one square mile you're spoilt for choice with access to world class museums, York Minster, York racecourse, galleries and experiences.

A thriving cafe culture and foodie destination awaits with something to suit all appetites, from fine dining to street

food, and quaint cafes all in picturesque, historic surroundings and medieval streets.

York is a real melting pot of culture with a great selection of independent shops, chocolatiers and theatres on offer as you roam the snickelways.

The city offers excellent educational services including the Russell Group York University and is home to some of the most prestigious schools in the country.



# Development Overview

Grange Farm Court is the conversion of a former farmstead into five exceptional, individually designed Barn conversions located in the delightful hamlet of Hopperton on the outskirts of Harrogate.

Surrounded by views of open fields and woodland, this stunning courtyard scheme sympathetically redevelops three Victorian brick and cobble barns along with two contrasting modern barns that have a more contemporary twist.

Tucked away at the head of the village in a private courtyard, each home is individual and characterful, with high spec finishes, generous outside spaces and thoughtful layouts that make the most of these unique buildings and stunning views.



### KEY:

- ML Plot 1 - Mill Barn
- GN Plot 2 - The Granary
- BY Plot 3 - The Byre
- GS Plot 4 - The Grainstore
- FV Plot 5 - Field View



## Site Plan



All details in this brochure are correct at time of going to print. It should be used only as a guide and the company reserves the right to alter specifications and illustrations at any time without notice. This information sheet does not form part of a contract or warranty in any way. All dimensions are for guidance only. Room size and total area measurements; please note that all room sizes stated have been taken from the developer's original plans and are therefore approximate and provided purely as a general guide. The artist's impression, images and plans are for representation only.



**PLOT 1 - 4 BEDROOM BARN CONVERSION**

# Mill Barn

Sympathetically converted from a Victorian farm building, Mill Barn is constructed from a delightful combination of restored brick and cobble panels set under a clay pantile roof with a mixture of single and double storey elements.

Locally made painted timber windows with arched heads sit within carefully crafted openings alongside a magnificent full height oak framed entranceway framed by a 14 metre long front garden and driveway with parking for several vehicles. A generously proportioned double garage is attached.

Entering through the double height, oak framed, glazed entrance way which allows an abundance of natural light to shine through there is a vaulted hallway leading to a family room/office and downstairs

bedroom and ensuite bathroom. Ahead an oversized feature hallway continues through past the utility room and wc, beyond which is the stunning open plan kitchen – living – dining space. The single story living-dining space boasts exposed, lit beams and vaulted ceiling creating an impressive, airy and spacious feel. Characterful, glazed windows and doors feature on all aspects, bathing the space in light and allowing access to the south facing courtyard outside spaces, perfect for alfresco dining, entertaining and relaxing in.

On the first floor a generous principal bedroom suite with ensuite and dressing area is set apart from the other two bedrooms with exposed trusses and house bathroom which adds to the luxury feel of this unique barn conversion.



ROOM	METRES	FEET
HALLWAY	2.85m x 4.50m	9' 4" x 14' 9"
SNUG/STUDY	2.70m x 4.25m	8' 10" x 13' 11"
BEDROOM 4	4.10m x 4.56m	13' 5" x 14' 12"
UTILITY	2.95m x 2.40m	9' 8" x 7' 10"
INNER HALL	2.30m x 4.10m	7' 7" x 13' 5"
KITCHEN/DINING/LIVING	5.40m x 15.00m	17' 9" x 49' 3"
BEDROOM 3	2.80m x 4.40m	9' 2" x 14' 5"
BEDROOM 2	4.00m x 2.70m	13' 1" x 8' 10"
BATHROOM	2.80m x 1.95m	9' 2" x 6' 5"
PRINCIPAL BEDROOM (1)	3.75m x 4.40m	12' 4" x 14' 5"
DRESSING ROOM	3.75m x 1.60m	12' 4" x 5' 3"
EN SUITE	3.75m x 2.40m	12' 4" x 7' 10"

**TOTAL AREA: 207m<sup>2</sup>  
2228ft<sup>2</sup>**

The artist's impression, images and plans are for representation only and may differ from actual dimensions.  
Furniture, beds and wardrobes detailed in grey are for illustration purposes only and not included.



# The Granary

Converted from an imposing two story Victorian barn, The Granary is constructed from a delightful combination of restored brick and cobble panels set under a clay pantile roof.

Locally made painted timber windows with arched heads sit within carefully crafted openings, alongside a magnificent full height oak framed entranceway. Extensive 14 metre front garden with parking for several vehicles. A generously proportioned oak-framed detached double carport is located to the east of the courtyard.

The Granary has a spectacular vaulted entrance hall that is flooded with natural light. Entering through the double height, oak framed, glazed entrance way into the

spacious hallway there is another large oak framed glazed door set which accesses the south facing rear garden area. The oak frame compliments the original magnificent oak beam and hand clamped brick that is left exposed within the entrance hall which adds to the Granary's charm and character.

This creates a beautiful contrast between old and new and leads into the impressive open plan kitchen - dining - living space with dual aspect windows and a further set of oak framed doors accessing the rear garden.

This barn is two storeys throughout. The first floor landing hosts an airy library/office space with exposed timber trusses and roof lights, ideal for working from home or relaxing and enjoying the views.

## PLOT 2 - 4 BEDROOM BARN CONVERSION



Throughout the first floor, exposed beams with sympathetic lighting can be admired from every bedroom.

Set apart from the other two, first floor bedrooms and house bathroom is the principal bedroom suite with ensuite, dressing area and characterful under eaves space with roof lights above which adds to individual feel of this unique barn conversion.

ROOM	METRES		FEET	
ENTRANCE HALL	3.80m	x 6.00m	12' 6"	x 19' 8"
UTILITY	4.20m	x 1.53m	13' 9"	x 5' 0"
BEDROOM 4	3.10m	x 2.95m	10' 2"	x 9' 8"
KITCHEN	4.20m	x 4.60m	13' 9"	x 15' 1"
DINING/LIVING	5.88m	x 8.50m	19' 3"	x 27' 11"
LANDING - WORKSPACE/LIBRARY	3.80m	x 4.10m	12' 6"	x 13' 5"
BEDROOM 3	2.96m	x 4.60m	9' 9"	x 15' 1"
BATHROOM	3.55m	x 2.20m	11' 8"	x 7' 3"
BEDROOM 2	4.14m	x 3.50m	13' 7"	x 11' 6"
PRINCIPAL BEDROOM (1)	5.12m	x 4.00m	16' 10"	x 13' 1"
ENSUITE	2.75m	x 1.85m	9' 0"	x 6' 1"
DRESSING AREA	2.20m	x 1.85m	7' 3"	x 6' 1"

GROUND FLOOR



FIRST FLOOR



**TOTAL AREA:** 216m<sup>2</sup>  
2325ft<sup>2</sup>

The artist's impression, images and plans are for representation only and may differ from actual dimensions.

Furniture, beds and wardrobes detailed in grey are for illustration purposes only and not included.



**PLOT 3 - 4 BEDROOM BARN CONVERSION**

# The Byre

Converted from an interesting mix of single and two story Victorian C shaped buildings, The Byre is constructed from a delightful combination of restored brick and cobble panels set under a clay pantile and slate roof.

Locally made painted timber windows with arched heads sit within carefully crafted openings alongside an oversized timber entrance door and original external stone staircase. With gardens to three sides, parking for several vehicles and a generously proportioned oak-framed detached double carport located to the east of the courtyard.

The Byre has a spacious square vaulted entrance hall with roof light and feature sliding barn style door that leads into the spectacular vaulted kitchen - living - dining space. A stunning room with dual aspect windows and two large glazed doors that

access one of the south facing courtyard gardens. Exposed original trusses and natural light give the room an airy and spacious feel. From here a separate boot room and utility follow through to the annex which houses a wc and bedroom with ensuite. A private staircase leads to the first floor principal bedroom with vaulted ceiling, roof lights and ensuite and dressing room.

Also on the ground floor is a spacious lounge with large glazed openings with original exposed oak beams above, accessing the south facing courtyard. An office/snug space is located off the entrance hall, with its own separate oak framed external door, perfect for those who work from home. Above are a further two characterful bedrooms with exposed beams, which are sympathetically lit along with the house bathroom.

**TOTAL AREA: 213m<sup>2</sup> 2293ft<sup>2</sup>**

The artist's impression, images and plans are for representation only and may differ from actual dimensions.

Furniture, beds and wardrobes detailed in grey are for illustration purposes only and not included.

**GROUND FLOOR**

**FIRST FLOOR**

ROOM	METRES	FEET
ENTRANCE HALL	4.40m x 5.20m	14' 5" x 17' 1"
SNUG/STUDY	4.40m x 3.20m	14' 5" x 10' 6"
LIVING	5.90m x 4.60m	19' 4" x 15' 1"
KITCHEN/DINING	4.40m x 12.60m	14' 5" x 41' 4"
UTILITY & BOOTROOM	2.40m x 2.00m	7' 10" x 6' 7"
BEDROOM 4	5.30m x 3.59m	17' 5" x 11' 9"
BEDROOM 2	3.20m x 4.47m	10' 6" x 14' 8"
BATHROOM	3.30m x 2.20m	10' 10" x 7' 3"
BEDROOM 3	3.70m x 4.47m	12' 2" x 14' 8"
PRINCIPAL BEDROOM (1)	3.70m x 3.59m	12' 2" x 11' 9"
DRESSING AREA	1.50m x 3.59m	4' 11" x 11' 9"
ENSUITE	3.50m x 2.37m	11' 6" x 7' 9"



# The Grainstore & Field View

Converted from an imposing two story barn, The Grainstore and Field View sit at the head of the courtyard with stunning far reaching views over open countryside to the east.

Constructed from a striking combination of reclaimed brick and timber boarding set under a grey metal profile roof which give a distinctive and more contemporary twist. Aluminium glazing alongside a magnificent full height aluminium framed entranceway add to the individuality. Generous garden area's wrap around each property along with parking and good sized integral car ports.

The Grainstore and Field View boast double height entrance hall with modern glazing creating an open and inviting entrance, contrasting with the more traditional hand

clamped brick walling. From here the individually designed stunning open plan kitchen - dining - living area opens up into a large and airy space perfect for entertaining.

A separate snug/office provides a more cosy and private space. Feature exposed steel beams, bi fold doors and glazing which add to the individuality and make the most of the picturesque view of the rural landscape from the private rear garden. A generous integral carport provides access to the utility/plant room and living spaces beyond.

These barns are two stories throughout. On the first floor is a generous principal bedroom with ensuite and dressing area along with a further three bedrooms, ensuite and house bathroom. Throughout the first floor, exposed steel beams add to the contemporary styling.

## PLOT 4 & 5 - 4 BEDROOM BARN CONVERSIONS



## Field View

GROUND FLOOR



FIRST FLOOR



ROOM	METRES	FEET
ENTRANCE HALL	3.66m x 3.00m	12' 0" x 9' 10"
KITCHEN	4.18m x 3.95m	13' 9" x 12' 12"
LIVING/DINING	4.55m x 9.18m	14' 11" x 30' 1"
SNUG/STUDY	4.18m x 3.10m	13' 9" x 10' 2"
UTILITY	2.45m x 3.10m	8' 0" x 10' 2"
PLANT ROOM	2.64m x 1.00m	8' 8" x 3' 3"
BEDROOM 2	4.04m x 4.00m	13' 3" x 13' 1"
BEDROOM 3	4.04m x 4.00m	13' 3" x 13' 1"
BATHROOM	3.50m x 3.10m	11' 6" x 10' 2"
BEDROOM 4	3.50m x 3.47m	11' 6" x 11' 5"
PRINCIPAL BEDROOM (1)	5.60m x 3.50m	18' 4" x 11' 6"
DRESSING AREA	1.30m x 3.50m	4' 3" x 11' 6"
ENSUITE	1.80m x 3.50m	5' 11" x 11' 6"

**TOTAL AREA: 200m<sup>2</sup>**  
2153ft<sup>2</sup>

The artist's impression, images and plans are for representation only and may differ from actual dimensions.

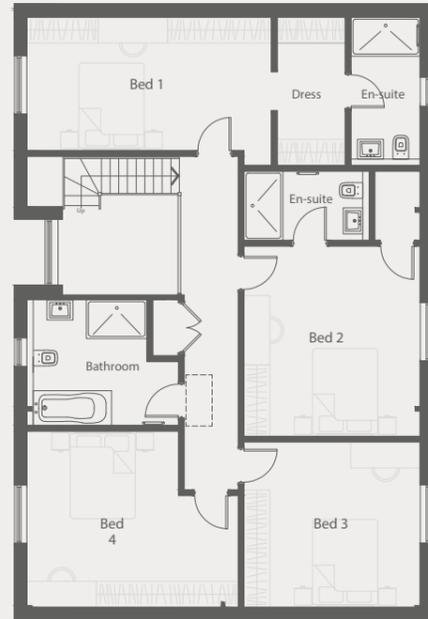
Furniture, beds and wardrobes detailed in grey are for illustration purposes only and not included.

# The Grainstore

GROUND FLOOR



FIRST FLOOR



ROOM	METRES	FEET
ENTRANCE HALL	3.66m x 3.20m	12' 0" x 10' 6"
KITCHEN	4.55m x 2.15m	14' 11" x 7' 1"
LIVING/DINING (narrows to 3.5m)	8.99m x 6.97m	29' 6" x 22' 10"
SNUG	4.17m x 3.37m	13' 8" x 11' 1"
UTILITY	2.45m x 3.10m	8' 0" x 10' 2"
PLANT ROOM	2.64m x 1.00m	8' 8" x 3' 3"
BEDROOM 4	4.87m x 4.06m	15' 12" x 13' 4"
BEDROOM 3	4.06m x 3.80m	13' 4" x 12' 6"
BATHROOM	3.50m x 2.90m	11' 6" x 9' 6"
BEDROOM 2	4.00m x 4.48m	13' 1" x 14' 8"
PRINCIPAL BEDROOM (1)	5.60m x 3.08m	18' 4" x 10' 1"
DRESSING AREA	1.30m x 3.40m	4' 3" x 11' 2"
ENSUITE	1.80m x 3.40m	5' 11" x 11' 2"

**TOTAL AREA: 200m<sup>2</sup>**  
2153ft<sup>2</sup>

The artist's impression, images and plans are for representation only and may differ from actual dimensions.

Furniture, beds and wardrobes detailed in grey are for illustration purposes only and not included.



Grange Farm Court  
is the conversion of a former farmstead  
into five exceptional and individually  
designed Barn conversions

FOR ALL ENQUIRIES:

**Stephensons**  
ESTATE AGENTS & CHARTERED SURVEYORS

**Carter Jonas**

# Specification

## WARRANTY

- 10 year CMLC structural build warranty recognised by the UK financial mortgage lenders

## KITCHEN/LIVING/DINING AREA

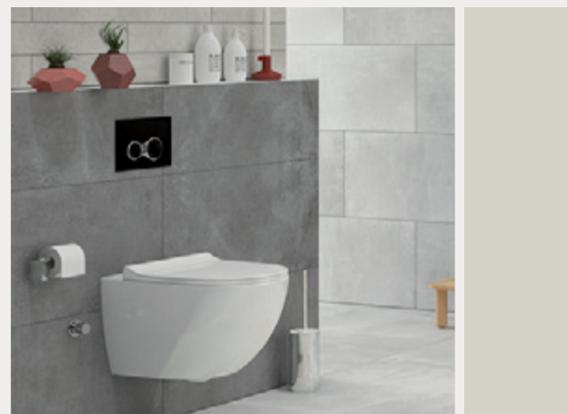
- Stunning open plan living areas with individually designed kitchens by *Concept Kitchens*
- Shaker style painted doors with solid quartz worktops
- Quooker tap
- Integrated Dishwasher – Bosch or equivalent
- Integrated Fridge Freezer – Bosch or equivalent
- Integrated Oven – Bosch or equivalent
- Induction Hob – Bosch or equivalent
- Integrated Combination Oven and Microwave – Bosch or equivalent
- Integrated Warming Drawer - Bosch or equivalent
- Integrated Extractor - Luxair or equivalent
- Wine Cooler – Bosch or equivalent
- Floor finishes – Tiles by *Ripon Interiors*. Choice available subject to build schedule

## UTILITY/BOOT ROOM

- Individually designed by *Concept Kitchens*
- Shaker style painted doors with solid quartz worktops
- Plumbing for washing machine
- Boot room bench seat and hanging space
- Floor finishes – Tiles by *Ripon Interiors*. Choice available subject to build schedule

## BATHROOMS & EN-SUITES

- Individually designed by *Ripon Interiors*
- Contemporary sanitary ware, with concealed cistern with Vitra, Hansgrohe and Geberit fittings or equivalent
- Showers – mains pressured Hansgrohe showers with large slimline trays and glass screens or equivalent
- Choice of wall and floor tiles from our selected range at *Ripon Interiors* (subject to build schedule)
- Thermostatically controlled electric underfloor heating and heated towel rail
- Vanity units in the cloakroom, principal ensuite and house bathroom



## HEATING

- Gas fired heating system with energy efficient boiler
- Wunder underfloor heating throughout ground floor
- Coloured column thermostatically controlled radiators to first floor

## EXTERNAL FINISHES

- Bespoke, hardwood painted timber double glazed windows and doors to Plots 1, 2 and 3
- Bespoke Aluminium double glazed windows and doors to Plots 4 and 5
- External hot and cold tap
- External socket to rear garden area
- External lights to front and rear garden doors
- Electric vehicle charging point
- Indian stone paving and gravel area's with granite edging blocks
- Lawned garden area's with Laurel and mixed native hedging
- 1.8m Yorkshire boarded fencing

## INTERNAL FINISHES

- Porcelain tiles to WC, entrance hall, utility/boot room and kitchen area's. Choice of floor tiles from our selected range at *Ripon Interiors* (subject to build schedule)
- Solid engineered oak internal doors with brushed chrome handles
- Interior wall/ceiling colours – Slaked Lime and Slaked Lime Mid from *Little Green* colour pallets
- Staircase – Painted staircase and spindles with oak newel posts, stringer and handrail. Glazed balustrade to landing areas

## ELECTRICAL

- Brushed chrome sockets and switches
- Home intruder alarm system
- Superfast fibre broadband
- Satellite/TV/Data points to all living, bedroom and office area's
- Pendant lighting above kitchen islands
- White energy saving LED spotlights to living area's, bathrooms and dressing rooms. Feature lighting to exposed beams and pendants to bedrooms





## About Kaben Developments...

**We are a local Development company based near Thirsk with a passion for non standard, traditional projects.**

With many years building experience and a specialism in Traditional Building techniques and Green Oak framing we love

quirky, individual conversions and new builds. Our eye for design and attention to detail is echoed throughout our work to create beautiful homes blending traditional craftsmanship with modern construction methods - making homes as individual as you are.





# GRANGE FARM COURT

HOPPERTON

FOR ALL ENQUIRIES:

**Stephensons**  
ESTATE AGENTS & QUALIFIED SURVEYORS

Nick Kay – Partner

**01904 625533**

[www.stephensons4property.co.uk](http://www.stephensons4property.co.uk)

[nick@stephensons4property.co.uk](mailto:nick@stephensons4property.co.uk)

**Carter Jonas**

Simon Wright – Partner

**01423 707818**

[www.carterjonas.co.uk](http://www.carterjonas.co.uk)

[simon.wright@carterjonas.co.uk](mailto:simon.wright@carterjonas.co.uk)