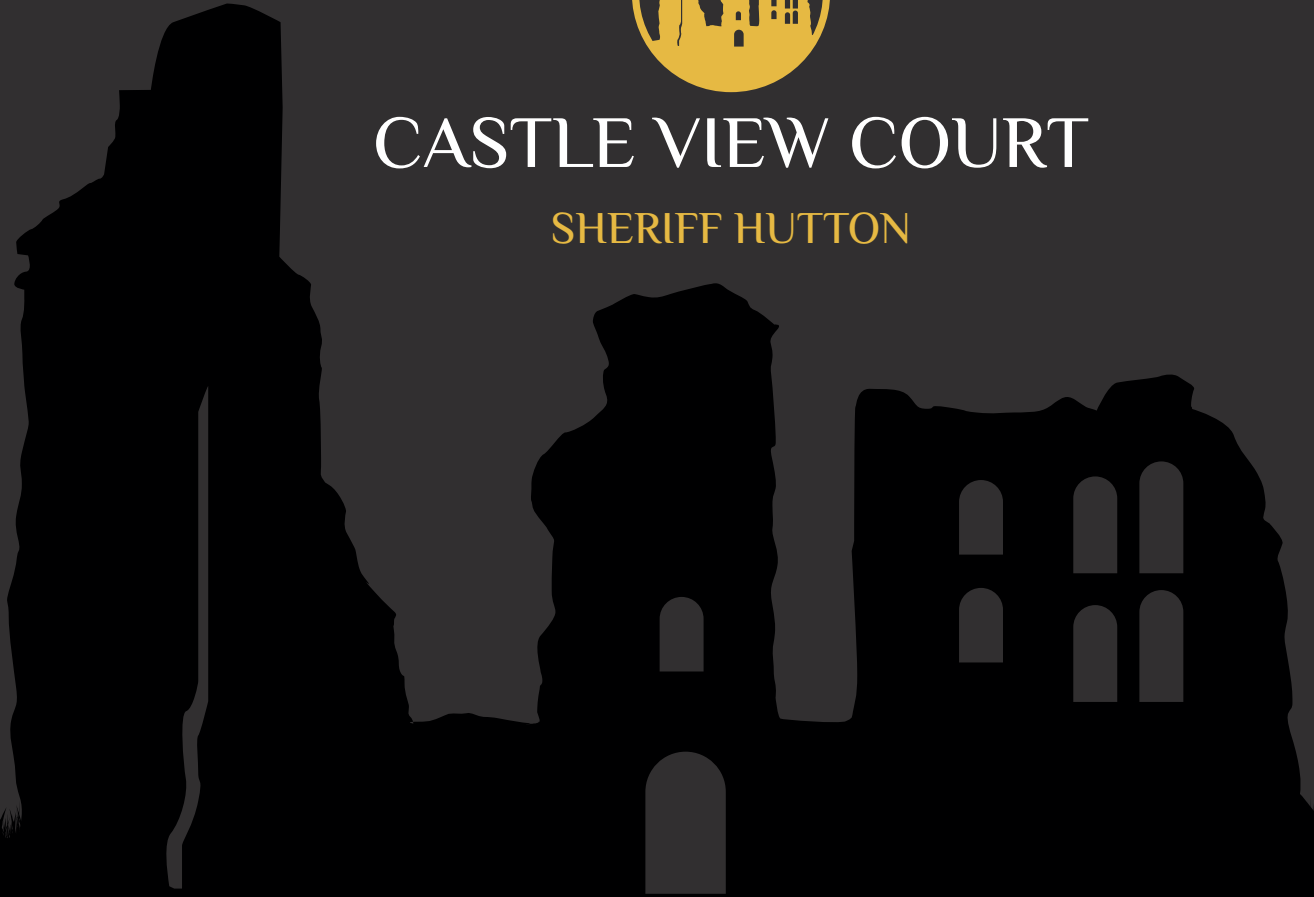




CASTLE VIEW COURT

SHERIFF HUTTON





WELCOME TO



CASTLE VIEW COURT

SHERIFF HUTTON

Castle View Court offers a stunning collection of 6 luxury new homes built to exacting standards with high specification internal and external features.

Located in the quintessential North Yorkshire village of Sheriff Hutton, near York, Castle View Court is walking distance from the bustling village centre with its many amenities as well as being just 10 miles from the historic city of York.

Castle view Court is being built by Wharfedale Homes; a specialist local housebuilder with 30 years' experience building bespoke high-quality new houses in desirable countryside locations across Yorkshire.



A fantastic location...

City of York



Filey East Coast



Sheriff Hutton is in a fantastic location with **great access to the city**, the **coast** and the **beautiful Yorkshire countryside**, **nestled in the picturesque Howardian Hills**. The historic **city of York** is just a few miles away and the **North York Moors** with the coastal towns of **Whitby**, **Bridlington** and **Filey** within easy reach. The market town of **Malton** – Yorkshire's food capital - is only 8.5 miles away whilst **Castle Howard** is less than 6 miles away. There are also many lovely countryside walks around the village and surrounding area.



North Yorkshire Moors

At the heart of everything...



City of York
16 minute drive



Malton
20 minute drive



Castle Howard
10 minute drive



East Coast
50 minute drive



North Yorkshire Moors
45 minute drive



Leeds Bradford Airport
1 hour drive

North Yorkshire Moors
45 minute drive



Malton
20 minute drive



Castle Howard
10 minute drive

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& Bluesky, Landsat, Copernicus, Maxar Technologies



CASTLE VIEW COURT
SHERIFF HUTTON

...a beautiful location



Leeds Bradford Airport
1 hour drive



City of York
16 minute drive



East Coast
50 minute drive

Living in Sheriff Hutton

Sheriff Hutton is on the cusp of the Howardian Hills and close to the North York Moors.

The village is conveniently located just 10 miles north of York and 10 miles from Malton.

It is also close to the A64 York-Scarborough road making it an ideal commuter village with access to nearby towns and cities.





HISTORY

This charming North Yorkshire village is steeped in history, the 14th Century castle built by John Neville later became home to the infamous Richard III. The castle eventually fell into ruin and the spectacular ruins dominate the vista from each of the plots at Castle View Court. St Helen's Church dates from Norman times and the medieval stocks are still in place on the village green.

PLACES TO VISIT

Sheriff Hutton is in a fantastic location with great access to the city, the coast and the beautiful Yorkshire countryside. The historic city of York is just a few miles away and the North York Moors with the coastal towns of Bridlington and Filey within easy reach. The market town of Malton, with its fantastic local food markets is only 8.5 miles away whilst Castle Howard is less than 6 miles away.

There are also many lovely countryside walks around the village and surrounding area.



City of York









North Yorkshire Moors



Castle Howard

6 Unique family homes

Castle Court will offer premium homes, built to high standards, with an outstanding choice of quality finishes to personalise your new home.

	Middleton House		Orchard House
	Morrill House		Wytham House
	Everett House		Ingram House



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WHARFEDALE
HOMES



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SHERIFF HUTTON

Middleton House

5 BEDROOM DETACHED HOME

This magnificent new-build home comprises five sizeable bedrooms with an ensuite, walk-in wardrobe and Juliet balcony to the master bedroom. The ground floor features a stunning light and airy open-plan kitchen/dining/garden room with three sets of doors opening onto the generous gardens, along with a handy utility room and boot room. There is also a large separate living room, a snug, a home office and a downstairs WC. Outside there is a large double garage, parking and a landscaped wrap-around garden.



SCAN OR CLICK THE QR CODE TO
REGISTER YOUR INTEREST



All of the images are based on the interior and specification of plot 6 (Ingram House).

Middleton House

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WHARFEDALE
HOMES



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SHERIFF HUTTON

Morrill House

4 BEDROOM DETACHED HOME

This stunning double fronted, spacious new-build home comprises four double bedrooms with an ensuite to the master bedroom. The ground floor features a fabulous open-plan kitchen/dining/- family room with bi-folding doors opening onto the generous garden. The space creates a social focal point for family living, but there's also the living room or snug for cosier occasions. Outside there are gardens to all sides and a large detached garage and parking area.



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Morrill House



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CASTLE VIEW COURT
SHERIFF HUTTON

Everett House

4 BEDROOM DETACHED HOME

This stunning, spacious new-build home comprises four good-sized bedroom with an ensuite to the master bedroom. The ground floor features a modern L-shaped open-plan kitchen/breakfast/family room with bi-folding doors opening onto the garden and a handy utility room with external access. There's also a large separate living room with doors opening onto the garden, perfect for relaxing with the family. This home has an attached garage, parking for two cars and a turfed wrap-around garden.



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Everett House



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Orchard House

5 BEDROOM DETACHED HOME

This impressive new-build home comprises five sizeable bedrooms with two ensuites and a dressing room to the master bedroom. The ground floor features a large open-plan kitchen/breakfast room with bi-folding doors opening onto the garden, together with a handy utility room with external access. There's also a separate dining room for family meals and entertaining as well as a large separate living room with a further set of bi-folding doors leading onto the expansive gardens. There is the additional benefit of a double detached garage with an externally accessed room above, offering potential for excellent office space, gym or play room.



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Orchard House



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WHARFEDALE
HOMES



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SHERIFF HUTTON

Wytham House

5 BEDROOM DETACHED HOME

Wytham House is an imaginatively designed and incredibly spacious 5 bedroom detached home offering the best of modern family living. Comprising five substantial bedrooms with an ensuite, dressing room and Juliet balcony to the master bedroom and a second ensuite to bedroom two. The ground floor features a sizeable open-plan kitchen/dining room with bi-fold doors opening onto the generous gardens, along with a handy utility room. There is a separate spacious living room with bi-fold doors to the garden. The ground floor also offers a cosy snug, office and a downstairs WC. There is the additional benefit of a double garage with an externally accessed room above, offering potential for excellent office space, gym or play room.



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Wytham House

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CASTLE VIEW COURT
SHERIFF HUTTON

Ingram House

5 BEDROOM DETACHED HOME

Ingram House is an exceptional 5 bedroom detached new build home providing generous accommodation to a very high standard. Comprising five good-sized bedrooms with an ensuite, dressing room and Juliet balcony to the master bedroom and a second ensuite to bedroom two. The ground floor features a large open-plan kitchen/dining room with bi-fold doors opening onto the generous gardens, along with a handy utility room and pantry. There is a separate spacious living room with bi-fold doors to the garden. The ground floor also offers a study, along with a boot room and downstairs WC. There is the additional benefit of a double garage with an externally accessed room above, offering potential for excellent office space, gym or play room.



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Ingram House



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Key features in all six bespoke homes



**Air source
heat pump**



**Underfloor heating to
ground floor**



**Energy saving solar
panels**



**Wall mounted EV
charger**



**Remote operated
garage door**



**Block paved
driveway**



**Timber
fencing**



**Native species hedging
to gardens**



**10-year structural
warranty**



**Designer
kitchen**



**Integrated Bosch
appliances**



**Energy
efficient**



The specifications contained in this brochure are intended to provide an accurate and comprehensive description of the features and finishes of the new build properties. However, all details, including but not limited to measurements, materials, layouts, and finishes, are provided for illustrative purposes only and may be subject to change. The developer reserves the right to make alterations to the specifications without prior notice. Any images, including computer-generated images (CGIs), floor plans, and descriptions of materials and finishes, are indicative only and may not accurately reflect the final construction, fittings, or landscaping. It is recommended that potential purchasers consult with the sales team and review the latest plans and specifications prior to making any purchasing decisions.

About Wharfedale Homes

We have been building design-led quality new homes in some of the most desirable and sought-after locations in Yorkshire for over 30 years.

Our homes offer designer interiors, from stylish kitchens to contemporary bathrooms, and are built to a high specification as standard. Every home we build has family living and socialising in mind, offering modern open plan kitchen and dining areas to keep everyone together, with doors opening out into private gardens to harmonise indoor and outdoor spaces. At Wharfedale Homes we carefully design our homes to blend sympathetically into their local environment and contribute positively to the local area. From solar panels to high performance insulation our homes are designed to be energy efficient. All our homes are EPC rated A or B, resulting in lower cost energy bills compared to older properties. As a Yorkshire business with a strong history in house building, Wharfedale Homes draws upon extensive experience and a passionate team to provide homebuyers with the best customer service both during and after the purchase of their home. We also offer peace of mind as every new home comes with a 10-year warranty and a 2-year fixture and fittings warranty.





Designed by Royal Pilgrim Design Ltd