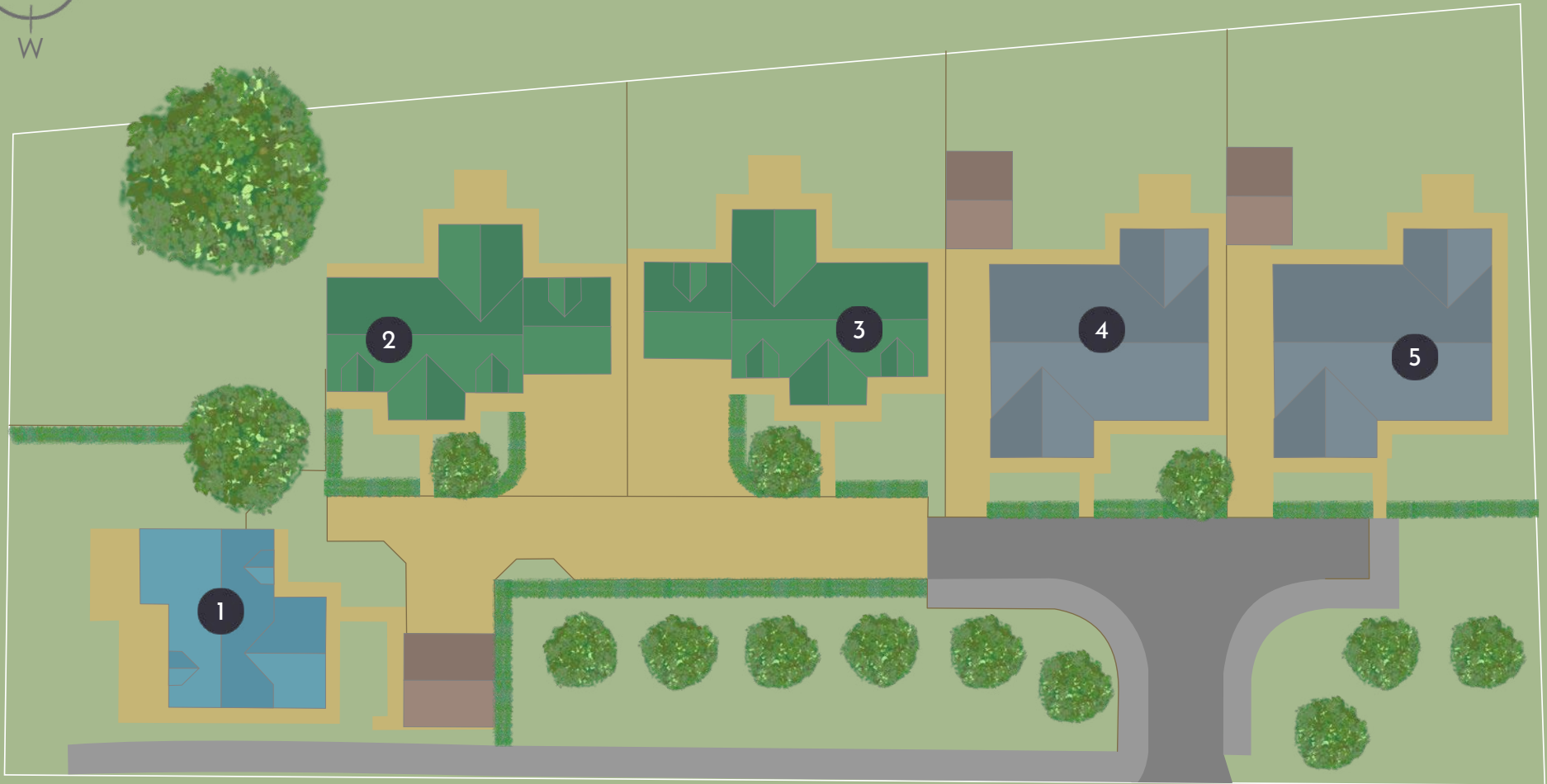







EASTFIELDS

— GREAT SMEATON —



-  THE DALTON - 3 BED DETACHED HOUSE (WITH DOUBLE GARAGE)
-  THE CARLTON - 4 BED DETACHED HOUSE (WITH DOUBLE GARAGE)
-  THE HORNBY - 3 BED DETACHED BUNGALOW (WITH LARGE SINGLE GARAGE)

# ABOUT

## — THE DEVELOPMENT —

### A RARE OPPORTUNITY TO PURCHASE A UNIQUELY DESIGNED HOME IN A SERENE SEMI-RURAL SETTING

#### EASTFIELDS

Palladian Homes is excited to announce Eastfields, an exclusive new development in the picturesque village of Great Smeaton. Nestled in the rolling countryside of North Yorkshire, Great Smeaton offers the perfect balance of tranquility and accessibility, providing a peaceful retreat while being within easy reach of major transport links and nearby market towns.

#### THE VILLAGE OF GREAT SMEATON

Great Smeaton is a charming village that exudes the quintessential English countryside charm. With its scenic landscapes, historic architecture, and a close-knit community, the village is an idyllic location for families and individuals seeking a tranquil lifestyle. The village is well connected, with nearby Northallerton providing extensive amenities and services, including a bustling high street, cafés, restaurants, and boutique shops.

#### NEARBY AMENITIES AND ATTRACTIONS

Though set in a peaceful location, Eastfields is conveniently close to the vibrant market town of Northallerton. Here, residents can enjoy a variety of dining, shopping, and leisure options. The area also boasts excellent educational facilities, with well-regarded schools in the vicinity.

#### THE EASTFIELDS DEVELOPMENT

Eastfields comprises five meticulously designed detached homes, each reflecting Palladian Homes' commitment to quality and attention to detail. The development's semi-rural location ensures that each home enjoys beautiful natural surroundings, creating a harmonious blend of modern living and country charm.

#### DESIGN AND FEATURES

The homes at Eastfields feature bold and innovative design choices that take full advantage of their scenic setting while maintaining a cohesive rural aesthetic. Each property comes well-appointed with a range of modern conveniences, including:

- Mitsubishi Air source heat pumps and underfloor heating throughout ground floors
- High performance double glazed UPVC and windows and Aluminium patio doors in bespoke colours
- Low maintenance external finishes and patio areas
- Spacious entrance hallways and living areas with double sized bedrooms to all properties
- High quality fixtures and fittings including choice of Kitchens and Bathroom fittings (from our range)

# THE DALTON

PLOT 1



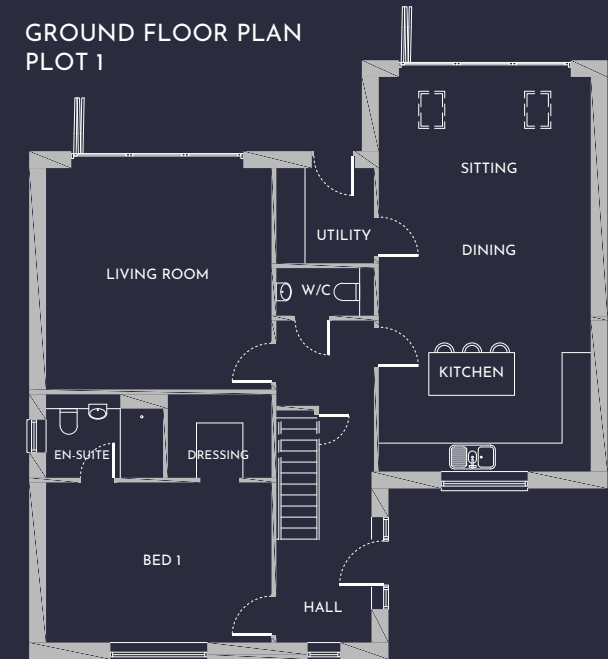
## THREE BEDROOM DETACHED WITH DOUBLE GARAGE

With its generous detached double garage and driveway, The Dalton is approached through an impressive portico entrance into a light and spacious hallway.

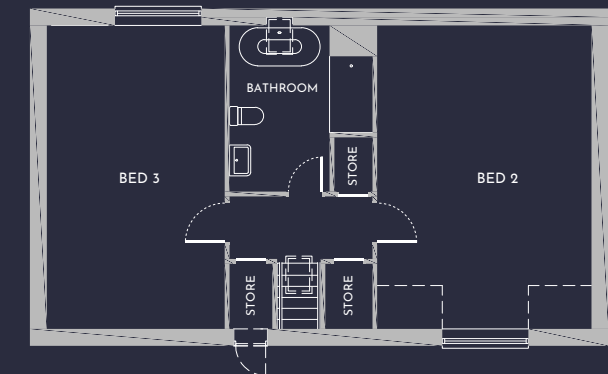
Ground floor living offers adaptable accommodation with a double bedroom and ensuite, plus walk-in dressing area. The well-appointed, large Kitchen and family room extends towards the rear patio where full height glazed doors flood the room with natural light. Similarly, the Livingroom offers full height rear glazing towards the garden views and a ultra-real living flame effect electric built in remote controlled fire.

With ample storage throughout the home on both floors, combined with two further generous bedrooms and a family bathroom, The Dalton is a home which offers flexibility and scale depending on the lucky new owners personal living requirements.

GROUND FLOOR PLAN  
PLOT 1



FIRST FLOOR PLAN  
PLOT 1



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# THE CARLTON

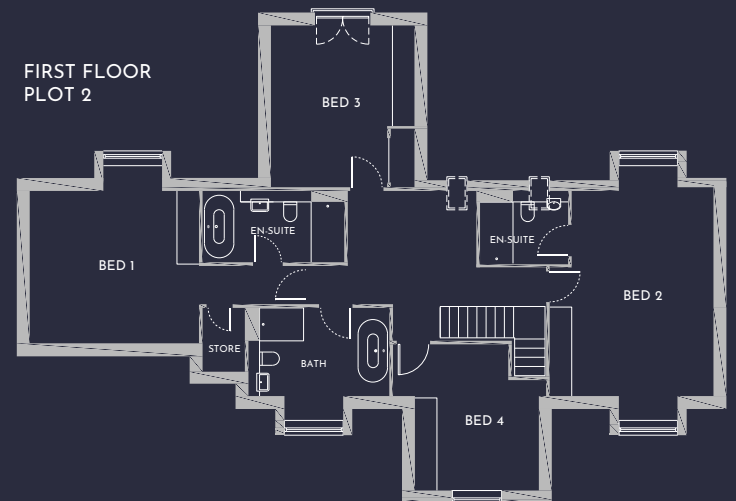
— PLOT 2 —



## FOUR BEDROOM DETACHED WITH INTEGRAL DOUBLE GARAGE

The Carlton, with its grand elevation, integral double garage, and ample parking, is the show-stopping home of the Eastfields development. Enter the large hall with cloakroom storage and WC, leading to a versatile study. The expansive kitchen, dining, and snug are within an open-plan arrangement, with full-height glazed doors offering light and views of the North York Moors. A spacious boot room/utility off the kitchen provides separate entry after countryside walks.

Upstairs, The Carlton features four double bedrooms, two ensuites, and a main bathroom. The master suite, accessed via a private passage, ensures seclusion. The rear gardens offer private spaces with countryside views, and Plot 2 includes a large side garden, ideal for families, extra space seekers, or keen gardeners.



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# THE CARLTON

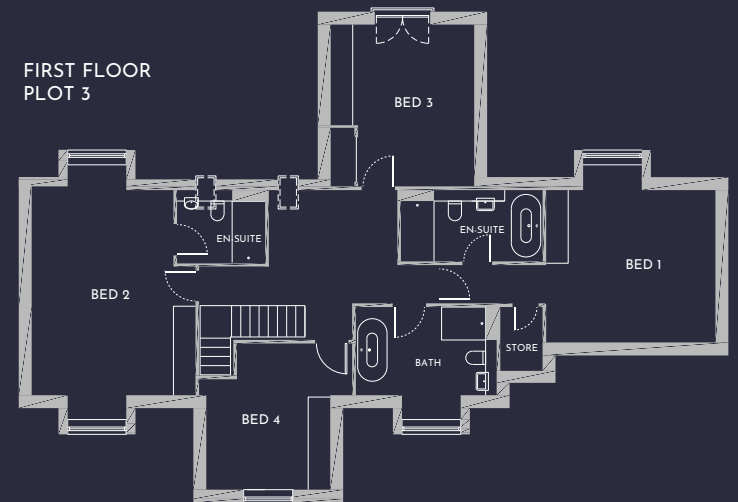
PLOT 3



## FOUR BEDROOM DETACHED WITH INTEGRAL DOUBLE GARAGE

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# THE HORNBY

PLOT 4



## THREE BEDROOM BUNGALOW WITH A LARGE SINGLE GARAGE

A very spacious bungalow offering versatile living arrangements all on one level. The Hornby with its large footprint and flowing rooms accessed via a central, wide hallway, will inevitably appeal to those seeking the ease of single storey living.

To the rear you will find a generous open plan Kitchen and dining area, opening out onto the large patio via the full height glazed doors, filling the room with natural light. A separate utility room, cloakroom storage cupboard to the hall provide added storage areas.

With just two available on the development, both with fabulous rear southerly aspect views of the North Yorkshire moors and beyond, the Hornby we expect to be in high demand.

Externally, a detached garage with extra width than a standard single garage, offers additional storage. Parking for comfortably 3 cars is available on the private driveway.

BUNGALOW PLAN  
PLOT 4



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# THE HORNBY

— PLOT 5 —



## THREE BEDROOM BUNGALOW WITH A LARGE SINGLE GARAGE

A very spacious bungalow offering versatile living arrangements all on one level. The Hornby with its large footprint and flowing rooms accessed via a central, wide hallway, will inevitably appeal to those seeking the ease of single storey living.

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With just two available on the development, both with fabulous rear southerly aspect views of the North Yorkshire moors and beyond, the Hornby we expect to be in high demand.

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BUNGALOW PLAN  
PLOT 5



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# EASTFIELDS

## SPECIFICATION

### EXTERNAL

Yorkshire artstone window cills

uPVC casement windows with high performance argon filled double glazing and finished in smooth white internally and agate grey woodgrain externally. All windows and doors to PAS24 (security upgrade).

Tricoya and Accoya portico surround to front entrance door and topped with lead, and finished in Farrow & Ball paint colour

Aluminium double glazed bi-folding or sliding doors in anthracite grey

Porcelain paving to paths and patios

Golden gravel to private drives

Fully turfed gardens with perimeter fencing/walls as applicable

Lantern style external lighting to front and rear doors

Brick built garages with roller shutter vehicle door and separate personnel door

Power and light connected to garages with EV charging point

### KITCHENS

Contemporary shaker style units with solid quartz worktop and upstand (choices available)

Inset 1.5 bowl ceramic sink with monobloc mixer tap

Built-in dishwasher and fridge freezer with choice of range cooker or integrated oven and induction hob

Under wall unit lighting with options of either warm white or cool white hues

### UTILITY ROOM

Contemporary shaker style units with laminate worktop and upstand

Single bowl white composite sink unit with monobloc mixer tap

Space for washing machine and tumble drier

### BATHROOMS

Contemporary white sanitaryware throughout with choice of basin vanity units

Mains pressurised showers with slimline trays and clear glass/chrome cubicles

Choice of Vitra tiling to all bathrooms/en suites walls. Villeroy & Boch upgrade options available. Half tiling to walls and full height to showers as standard.

Floor mounted WCs with soft close seats and dual flush chrome push buttons

Dual fuel heated towel radiators and extractor fans in all bathrooms

### INTERNAL

5 panel contemporary internal doors painted in Farrow & Ball colour with polished chrome ironmongery

Deep 170mm Ovolo skirting boards and architraves finished in Farrow & Ball colour

Walls finished in Farrow & Ball colour, and ceilings finished in matt white

Oak handrails to staircase with softwood stop chamfered spindles finished in Farrow & Ball colour

Choice of Luxury vinyl wood effect floor coverings to hall, kitchen/dining, WC & bathroom floors

Inset glass fronted panoramic Gazco electric fire with remote control

# EASTFIELDS

## SPECIFICATION

### HEATING

Mitsubishi Ecodan R32 Ultra Quiet Air source heat pump linked to zoned underfloor heating throughout the ground floor, radiators to first floor

### ELECTRICAL

Flush LED spotlights to kitchen, dining, utility and bathroom ceilings

Integrated smoke alarms on all floors

Brushed chrome power sockets and switches throughout

Pre-wired satellite connection to living room

CAT6 data points to principal rooms as standard (living, study and master bedroom)

Coaxial TV points in all habitable rooms (reception rooms and bedrooms)

### GENERAL SPECIFICATION

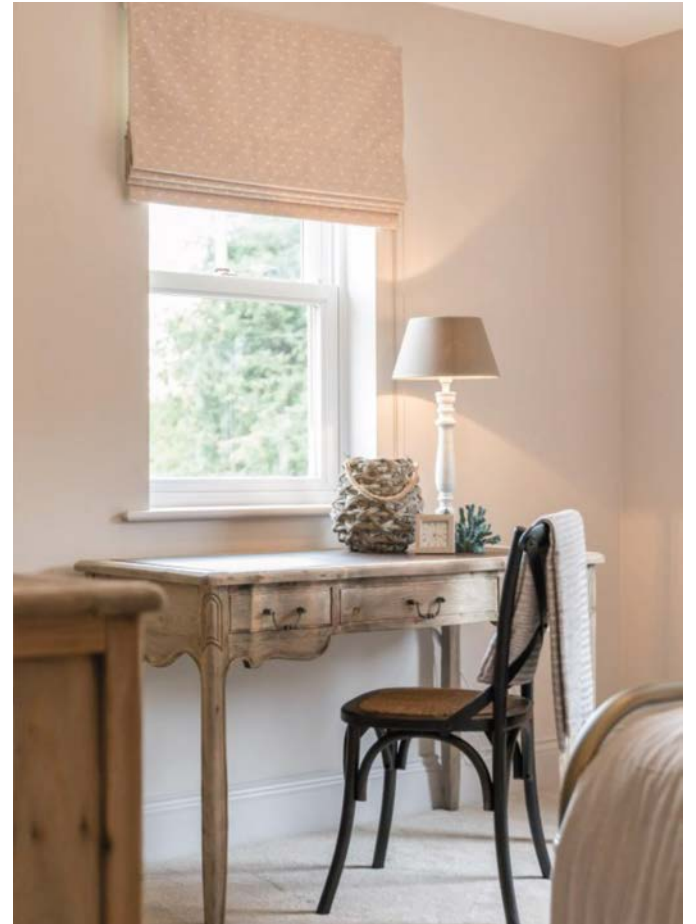
10-year structural defects warranty provided by ICW and underwritten by Lloyds

### DISCLAIMER

The above specification is intended for guidance only and may vary depending on stock availability and at the discretion of Palladian Homes. Buyers are advised to clarify all fixtures and fittings at the point of reservation. Floor plans and layouts shown are indicative and intended as a sales guide, they must not be used for any other purpose. Palladian reserve the right to make revisions to the layouts during build if necessary.



AS WITH ALL OUR DEVELOPMENTS,  
EVERY PROPERTY AT EASTFIELDS WILL BE  
FINISHED TO AN EXACTING STANDARD.  
WE TAKE PRIDE IN DOING OUR UTMOST TO  
DELIVER HIGH-QUALITY FIXTURES AND FITTINGS  
THAT ARE BOTH TIMELESS AND DURABLE.





## A PERFECT BLEND OF TRANQUILITY AND ACCESSIBILITY

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Whether you are looking for a peaceful countryside retreat or a home with easy access to nearby towns and transport links, Eastfields offers the best of both worlds. Stay connected with Palladian Homes for more updates on this exciting new development in Great Smeaton.

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[www.palladianhomes.com](http://www.palladianhomes.com)