

HARROGATE
DEVONSHIRE
LANE

**Devonshire Lane, By Newby
Harrogate, HG1 4AF**

Devonshire Lane

Is an exclusive refurbished development of 16 Stone built Homes.
Comprising of; Apartments, cottages and Houses, located in the heart of Harrogate, North Yorkshire.

This unique 18th Century stables has been Lovingly transformed into **The Courtyard**, comprising of 6 cottages and 2 apartments, complimented by 2 stone-built 3 storey newbuild Town Houses facing Devonshire Lane, whilst Claro Road offers a further 6 unique styled houses with gated entrance.

Where possible we have restored and enhanced the original features of the properties, blending the old with the new, to give all the luxury required for Modern day living whilst giving a nod to the bespoke characteristics of the building.

Devonshire Lane

Is the perfect spot for downsizers, investors, or young families to find their dream home with an abundance of amenities on their doorstep – with a variety of shops, bars and restaurants just a stone’s throw away.

Harrogate

Is a Victorian spa town equidistant to Edinburgh and London, and a rural district that contains the medieval city of Ripon, a designated Area of Outstanding Beauty. Harrogate district also contains four charming but very different market towns – Boroughbridge, Knaresborough, Masham & Pateley Bridge.

**Cottage 12
Devonshire Lane
The Design**

Our Design team firstly visited the development to get a feel for the existing buildings and to understand and learn their features and charm.

We felt excited about working with the charm of the original stonework and exposed beams, but also being able to introduce new ideas for modern day living.

The Showhome (unit 12) boasts a light and Contemporary design throughout, featuring a palette of Neutral tones combined with natural textured fabrics. Throughout we have ensured the furniture and accessories have an abundance of metallic detail.

One of the main features to the ground floor is the sleek modern kitchen that has enabled our team to introduce contemporary styling with opulent features to reflect the luxuriousness of the property.

Maxine Scott, Managing Director of Interior Motives added “The design fits in so sympathetically with the building’s original features such as the beams, the windows and the combination of blending the old with the new”.

Please ask for further details by using the contact details on the final page



Measurements are approximate. Not to scale. Illustrative purposes only.
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SPECIFICATION

Kitchen

- David Charles grey Shaker style kitchen with soft close cabinets
- Matt stone worktops and upstands
- Bosch single oven
- Bosch induction hob
- Bosch integrated fridge-freezer
- Bosch integrated extractor hood with LED lighting
- Bosch integrated dishwasher
- Franke stainless steel sink and mixer tap

Bathroom

- Fully tiled family bathrooms/ en-suites in Lastra beige matt porcelain tiles
- Hansgrohe sanitary ware
- Hansgrohe chrome fittings – taps, flush pads, hand showers, shower heads, bath mixer & waste, towel rails (where space allows)
- Underfloor heating systems

Outside Spaces

- Selected properties include outside space either as a private garden or patio
- Railing to courtyard and claro court
- Privacy screens to selected areas.

Communal

- Allocated parking space
- Security Gate to Claro Road
- Bin store

General

- White veneer doors throughout
- High quality wooden flooring to living areas
- heating controls
- Freehold
- Managed areas
- 2-year warranty with the developer
- 10-year Checkmate warranty

Windows

- Cream UPVC Double Glazed windows

Internal Paintwork

- White Matt colour to all walls
- White Satinwood Finish to woodwork

*Newby have the right to change the specification at any time, as subject to supply chain, best endeavours are always taken to replace with a similar standard and always in keeping with the scheme.

NEWBY

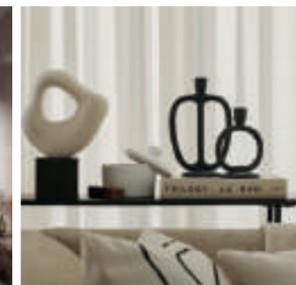
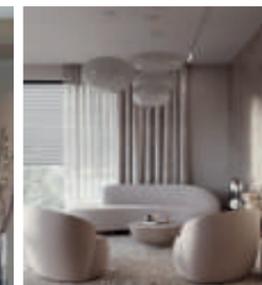
DEVONSHIRE PLACE HARROGATE

COLOUR PALETTE



NEUTRAL TONES
NATURAL FABRICS
LUXURIOUS TEXTURES

LIVING & DINING



OPEN PLAN LIVING
WITH LARGE CURVED SOFA
BESPOKE FITTED MEDIA WALL

GROUND FLOOR



1ST FLOOR





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