







Lumby Hall Farm is a bespoke private development which is placed in the heart of the pretty village of Lumby.

Constructed to a high standard by D & J Poulter Builders Ltd, who are well known in the local area for exclusive homes, and still carrying out maintenance work on properties built by their great grandad.

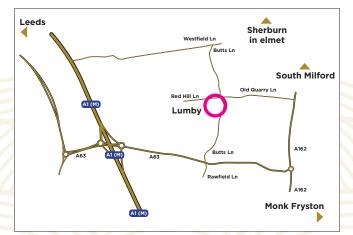
Specialists in converted barns, this development which was previously the village farm has been hand picked to create something special and to remain sympathetic to the style of the village.

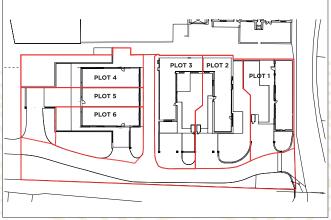
Lumby is placed within a beautiful location set within rolling countryside and is served by local village amenities along with amenities in Monk Fryston, South Milford and Sherburn in Elmet. Under the reign of Selby parish, the area is conveniently located within access to the local rail links, for those looking to commute to Leeds, York and beyond. For those commuting by road the A1 link roads are a short drive away.



Viewings arrangements
Strictly by prior appointment the agent Hunters
01937 588228 | Hunters.com







# Set within the heart of the beautiful village of Lumby you will find six new stunning conversions offering single story or contemporary townhouse living.

- · Oak internal doors throughout.
- Karndean luxury vinyl flooring included to kitchen, hall and bathrooms with choice of colours available.
- Carpets not included but could be arranged with the supplier.
- Partial oak staircase with glass balustrade.
- John Guest underfloor heating to ground floor with option to upgrade to smart controls.
- Bathrooms supplied by Roca

- Energy efficient air source heat pump with no gas supply needed.
- Infrastructure in place so CCTV, Sky TV, or digital TV can be provided at additional cost.
- Fibre broadband to the house so top speeds will be available.
- · Cat 6 media cabling wired throughout.
- · Brushed metal electrical sockets as standard.
- External glazing by 'Express Bi-folding Doors' as regularly seen on Grand Designs, 10 year after care guarantee provided from date of fitting.

- Gardens will be turfed, limestone chippings to parking areas and Indian stone paving to patios.
- Premium automated gate system provided in the entrance to the development with 2 way intercom.
- Sewage treatment unit shared by 6 residents, no foul mains drainage in the area.
- · Solar panels.
- Management company to be set up to cover shared costs of gates, sewage treatment and private road.
- Neil Bowen Architect, 6 years professional Consultants' Certificate from date of practical completion is includedd.











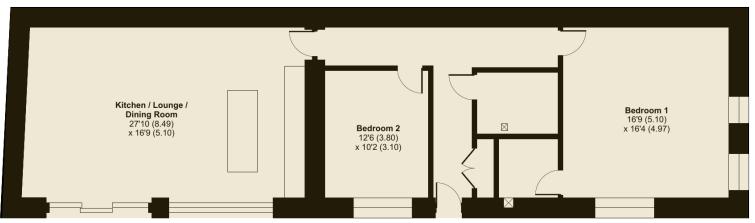


Bathroom imagery supplied by Travis Perkins. Kitchen imagery supplied by Project Room Kitchens & bedroom. This is a visual representation only and forms no part of any contract.



## **Single storey**

Each individual single-story conversion, offering modern and contemporary living, enclosed within a wealth of history.



## Plot 1 The Old Byre

Approx area=1156 sq ft/107.3 sq m

loor plan produced in accordance with RICS Property Measurement tandards incorporating International Property Measurement Standards PMS2 Residential). © 2021. Produced for Hunters Property Group. REF: 866611.

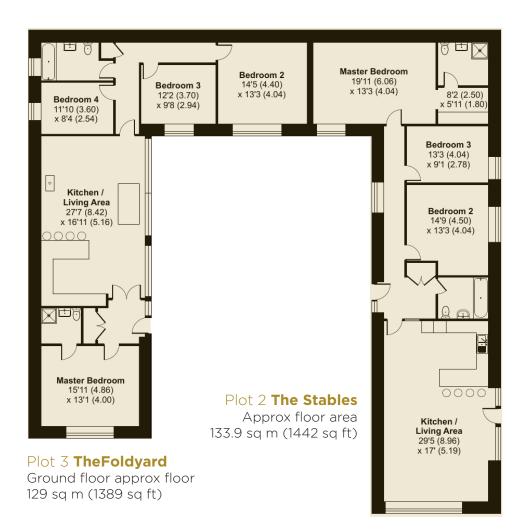
rochure was correct when going to print. July 2022





### **Single storey**

Each individual single-story conversion, offering modern and contemporary living, enclosed within a wealth of history.

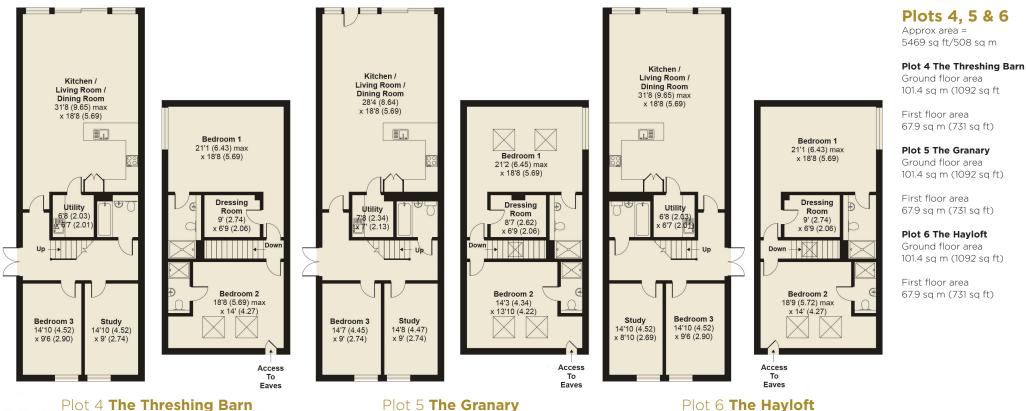






#### **Townhouses**

These historical and original barns have been transformed into three bedroomed ultra modern and unique townhouses, offering bespoke and contemporary living at it's best.

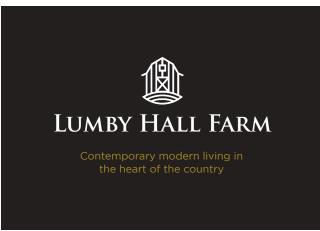






5a Market Place, Wetherby, West Yorkshire, LS22 6LQ 01937 588228 | wetherby@hunters.com







Working partners









