

GLAM

Living

Fenton Meadows



BARMBY ON THE MARSH

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Discover the charm of Barmby on the Marsh, where excellent transport links, local amenities, and family-oriented activities combine to create a desirable living environment. Embrace a balanced lifestyle in this delightful area, where the tranquillity of the countryside is complemented by the convenience of nearby towns and cities. Start your new chapter in Barmby on the Marsh and experience the best that East Yorkshire has to offer.

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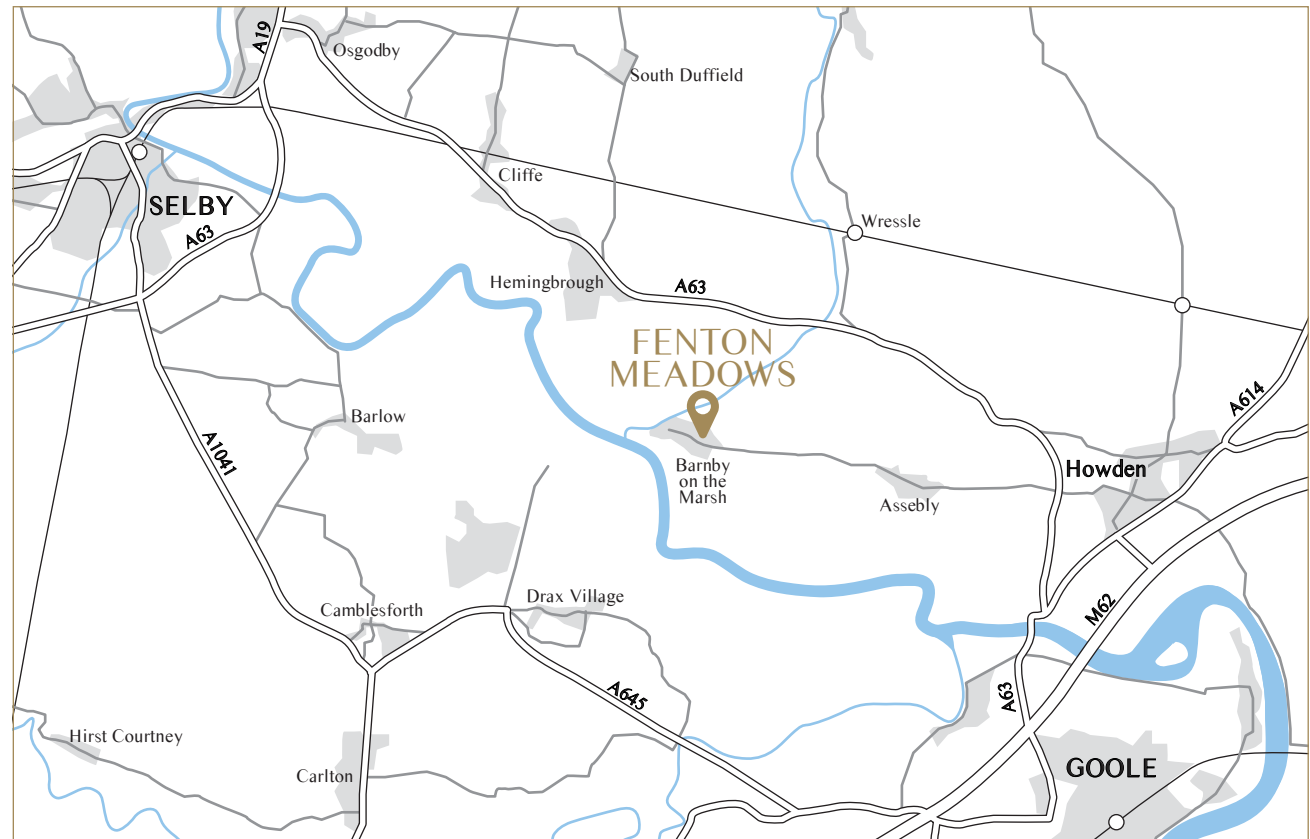
THE AREA

Transport links in the area are highly convenient; the A614 and A1079 main roads provide seamless connections to bustling towns and cities like York, Hull, and Doncaster. The nearby town of Howden hosts a well-connected train station. Regular rail services run to major cities including York, Leeds, and Sheffield, offering a convenient and efficient way to commute and explore.

The area boasts an array of local attractions and activities. History enthusiasts will be intrigued by the nearby Howden Minster, a stunning 13th-century gothic cathedral showcasing the area's architectural heritage. Nature lovers can explore the nearby Yorkshire Wolds and North York Moors National Park, where hiking trails and breath-taking landscapes await.

In Howden, a nearby market town, you can indulge in the warm hospitality of charming country pubs and tearooms, or explore boutique shops for a unique retail experience. Engage with the vibrant local community through farmers' markets and seasonal fairs, where you can savour local produce and immerse yourself in the area's rich cultural traditions.

Families in Barmby on the Marsh benefit from a selection of local schools and family-based activities. The village itself offers a local primary school, providing convenience for younger children. Nearby, the town of Howden hosts a range of educational facilities, including secondary schools catering to a variety of educational needs.



SITE PLAN



4 BED DETACHED

PLOTS 5 & 8

Introducing our contemporary and elegant 4-bedroom detached house, spanning across three impressive storeys. This thoughtfully designed home offers a perfect balance of style and functionality.

On the ground floor, an open plan kitchen diner becomes the heart of the home, featuring a central kitchen island that serves as a focal point. The dedicated living area and dining space are complemented by bifold doors, seamlessly connecting the indoors to the rear garden. A utility room adds convenience, while a separate snug offers a cozy retreat.

The first floor accommodates three bedrooms, along with a study for added versatility. Bedroom two benefits from an en-suite, while a well-appointed house bathroom features a separate bath and shower, catering to the needs of the entire household.

Ascend to the top floor, and you'll discover the luxurious master bedroom complete with a dressing room and an en-suite boasting a double shower. This private oasis on the top floor is the epitome of comfort and sophistication.

Experience contemporary elegance in this meticulously crafted home, where every detail has been carefully considered for modern living at its finest.



GROUND FLOOR

Living / Kitchen / Dining	7.79 x 6.14m
Utility	1.61 x 1.62m
Living Room	3.18 x 5.36m
Snug	2.48 x 2.62m
WC	1.65 x 1.65m

FIRST FLOOR

Bedroom Two	3.17 x 4.09m
Ensuite	2.33 x 1.19m
Bedroom Three	3.18 x 3.44m
Bedroom Four	2.46 x 3.60m
Study	2.43 x 2.79m
Family Bathroom	1.95 x 2.81m

SECOND FLOOR

Master Bedroom	4.23 x 5.20m
Ensuite	1.52 x 2.93m
Dressing Room	2.48 x 1.51m



GROUND FLOOR



FIRST FLOOR



SECOND FLOOR



5 BED DETACHED

PLOT 6

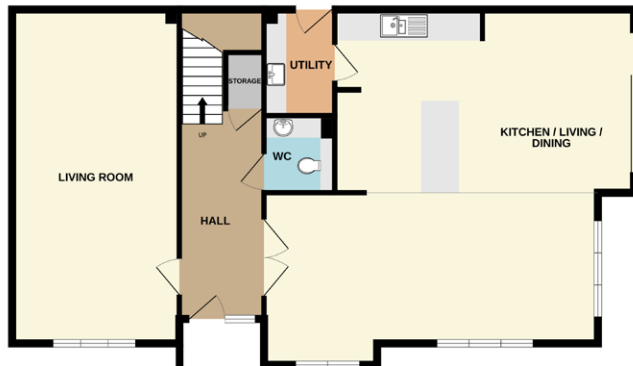
Introducing our opulent 5 bedroom, designed to provide a harmonious blend of luxury and functionality. Step into a world of elegance as you explore the well-thought-out layout of this remarkable home.

The ground floor welcomes you with a spacious hallway, featuring double doors that lead into the open plan kitchen/diner/living area. This expansive space is perfect for family gatherings and entertaining guests. The central island with a breakfast bar serves as a focal point, while multiple sitting areas create versatility and comfort. Bifold doors seamlessly connect the indoors to the rear garden, allowing for a seamless flow of natural light and outdoor enjoyment. A separate pantry/utility room adds practicality to the layout.

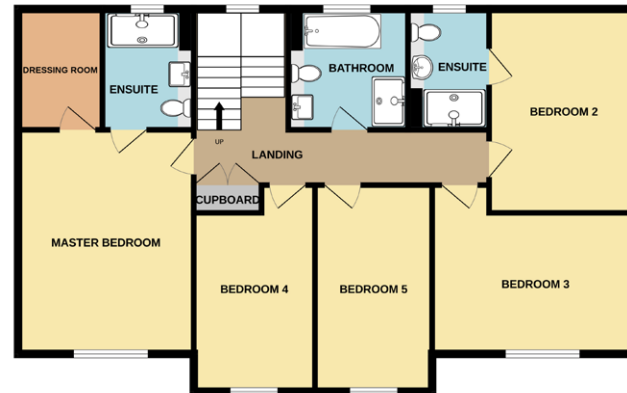
Additionally, a generously sized reception room spans the width of the property, offering ample space for relaxation and entertainment. A downstairs WC adds convenience for both residents and guests.

On the first floor, you'll find five bedrooms, each designed with storage in mind. The master bedroom features an ensuite and a walk-in wardrobe area, providing a private retreat. Bedroom 2 also boasts an ensuite, while the well-appointed house bathroom offers a separate shower and bath. A large landing completes the upper level, adding to the overall spaciousness of the house.

Experience the perfect combination of elegance and functionality in this remarkable home, where opulence and family-friendly design meet seamlessly.



GROUND FLOOR



FIRST FLOOR

GROUND FLOOR

Living / Kitchen / Dining	8.23 x 7.85m
Utility	1.58 x 2.37m
Living Room	3.74 x 7.44m
WC	1.62 x 1.73m

FIRST FLOOR

Master Bedroom	3.75 x 4.76m
Ensuite	1.88 x 2.59m
Dressing Room	1.76 x 2.57m
Bedroom Two	3.35 x 4.19m
Ensuite	1.48 x 2.69m
Bedroom Three	4.40 x 3.18m
Bedroom Four	2.61 x 3.47m
Bedroom Five	2.45 x 4.17m
Family Bathroom	2.60 x 2.69m



5 BED DETACHED

PLOT 7

Welcome to our glamorous and spacious two-story house, spanning 2,144 square feet for an abundance of space and style. The grand hallway sets an elegant tone upon entry. The ground floor features a separate reception room, ideal for relaxation, along with a versatile study-cum-playroom and a convenient WC.

Discover the heart of the home on the ground floor — an impressively spacious open plan kitchen, dining, and living room. The kitchen boasts a central island with a breakfast bar, perfect for easy meal preparation and casual

dining. Bifold doors in the living area seamlessly connect indoor and outdoor spaces, flooding the room with natural light.

Upstairs, find five double bedrooms, each offering both elegance and comfort. The master bedroom is a true sanctuary with a luxury en suite shower room. Bedroom two also includes an en suite, while a modern house bathroom provides a serene escape with a separate shower and bath.



GROUND FLOOR



FIRST FLOOR

GROUND FLOOR

Kitchen / Living / Dining	10.39 x 5.95m
Utility	2.43 x 1.83m
Living Room	4.14 x 4.63m
Study	3.52 x 3.38m
WC	1.41 x 1.85m

FIRST FLOOR

Master Bedroom	4.17 x 5.67m
Ensuite	2.51 x 2.57m
Bedroom Two	4.42 x 4.94m
Bedroom Three	3.29 x 2.60m
Bedroom Four	2.93 x 4.32m
Bedroom Five	3.08 x 3.27m
Family Bathroom	2.89 x 2.83m



SPECIFICATION

KITCHENS

Plots 1 – 4

- Single Oven - Zanussi
- Hob - Zanussi
- Hood - Elica
- Microwave – Zanussi
- Dishwasher - Beko
- Fridge Freezer - Beko
- Tap – Chrome mixer
- Worktop – Quartz
- Sink – 1.5 curve + waste
- Handleless units

Plots 5 – 8

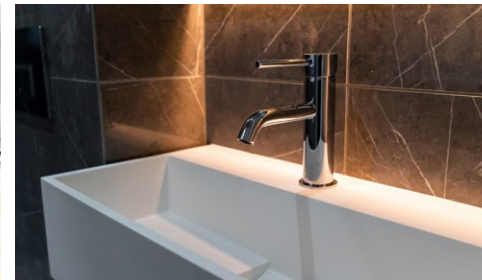
- Single Oven – AEG
- Hob - AEG
- Hood - AEG
- Microwave – AEG
- Dishwasher - AEG
- Fridge Freezer - AEG
- Tap – Quooker Flex 3 in 1 Boiling
- Worktop – Quartz
- Sink – 1.5 square + waste
- Handleless units

BATHROOMS

- Wall-hung WC with concealed cistern
- Polished chrome dual flush plate
- Wall-mounted basins
- Chrome single level basin mixer
- Thermostatic bath filler with pop-up waste & overflow
- Concealed shower
- Fixed head & hand shower set
- Polished chrome heated towel rails
- Backlit mirrors
- Tiled walls and floors

INTERIOR FINISHES

- Single panel doors with a solid core
- Matt brozne Ironmongery
- Choice of porcelain tiles to bathroom and kitchen floors
- Choice of carpets to lounge, hallways and bedrooms
- Section skirting boards and architraves
- Walls finished in Dulux heritage emulsion
- Ceilings finished in Dulux white emulsion
- Timber staircase with contemporary oak handrails and newel post



EXTERIOR FINISHES

- Electric car charger
- Security lighting
- External sockets
- High-quality UPVC double-glazed casement windows
- Front and utility doors grained effect insulated composite door incorporating high-security multi-point locking system
- Landscaped and turfed front garden
- 6-foot feather board fencing to perimeter of gardens to wet areas.

HEATING, ELECTRICAL & LIGHTING

- Central heating with energy efficient boiler
- Plots 1 – 4:
Radiators throughout
- Plots 5 – 8:
Underfloor heating to the ground, with radiators to the first floor & second floor and electric mat heating to second-floor bathrooms and en-suites
- Mechanical extraction to all bathrooms, kitchen, utility
- Chrome polished heated towel radiators to all bathrooms
- Matt bronze USB sockets and switches
- External feature lighting the front door
- Garage lighting
- Coffe lighting to kitchen diner
- Dimmer switches to kitchen diner
- Spotlights to kitchen diner, utility and bathrooms
- BT points to living rooms
- TV/AV to kitchen diner, living room, study and all bedrooms
- Wired for Sky Q to all TV points*.

REMOVALS

“At GLAM Living we know that moving home is both exciting and stressful all at the same time. When you purchase a GLAM Living home we offer to arrange and cover the cost of your removal, all you have to do is make sure your boxes are labelled by room and we will take care of the rest, leaving you to relax.”



DEVELOPER

If you seek a new property to enrich your life for many years to come, then let GLAM Living welcome you home.





Stunning new character homes
nestling in beautiful locations.

Our properties can be found in some of Yorkshire's most desirable rural areas. At GLAM living we ensure that our homes sympathetically enhance their surroundings whilst delivering contemporary innovation and design.

Luxury from the inside out
only the best will do.

At GLAM Living we're not your typical housebuilders, we are your first step closer to your desired lifestyle for you and your family. We understand that in today's fast paced world you need to escape at the end of the day and that's exactly what we aim to create, your retreat.

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Living

Appointed Agent



william h brown

www.glamliving.co.uk