

RM  
English



**4 Lavender Fields, Feoffee Common Lane, Barmby Moor, York, YO42 4AF**

- LUXURIOUS CLOSE CARE BUNGALOW UNDER CONSTRUCTION • UNIQUE RETIREMENT VILLAGE • TWO DOUBLE BEDROOMS • TWO ENSUITES • OPEN PLAN KITCHEN WITH DINING AND LIVING AREA • uPVC DOUBLE GLAZING, ELECTRIC HEATING + SOLAR PANELS • FIBRE BROADBAND • BEAUTIFUL RURAL LOCATION 3 MILES FROM POCKLINGTON • GENEROUS GARDENS PLUS PARKING SPACE • GATED SELF SUFFICIENT CARE VILLAGE • 10 YEAR BUILD WARRANTY • PREDICTED EPC RATING = B •

## Asking Price £315,000

It is never too late for a change of lifestyle, and if you love the countryside yet want facilities close at hand, we could have the perfect place for you. Lavender Fields Care Village is a retirement community with a difference and offers a collection of facilities to cater for all needs. There are three styles of bungalows to suit your preference or budget, all with good sized gardens.

The Village has been designed and being created to provide a community for those wanting to live amongst like-minded people. Whether you like your own company, are looking for companionship, or indeed a combination of the two, we are sure you will be happy to be part of this amazing community. The only requirement is that the occupier must have a care need that can be verified by a qualified healthcare professional. This can differ from person to person in varying degrees, and does not have to be the owner of the bungalow. If you are purchasing for an elderly relative who is looking to start a new chapter in their life, then this could tick the boxes.

The owners of Lavender Fields are highly experienced in elderly care and believe passionately in their mantra 'Making New Memories', reflecting their desire to create spaces that give a new lease of life to those in their senior years. This project is the culmination of over three decades devoted to care of the elderly by our Chairman, Chris Mitchell, to provide a community that he believes should be a home for life, no matter what health challenges are encountered along the way.

Currently under construction, this end terrace bungalow will have two double bedrooms both with en suites, a superb open plan kitchen with dining and living area, a good sized hall with storage cupboard, and connection to fibre broadband. To the outside are generous gardens and a car parking space. The bungalows are leasehold with a 999 year term, and a ground rent of just £1.00 per annum!

Lavender Fields Care Village will also include a 72 bed care home, the central hub of which will be a general store with post office facilities, hairdresser, licensed bar and café, cinema room, wellness centre and so much more. This is where the community extends into a family orientated care village.

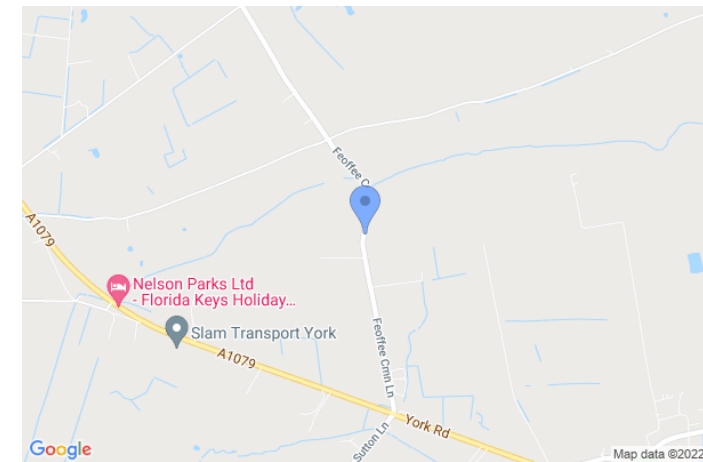
There will be care on hand located initially in the assisted living offices to the front of the village. Should your health deteriorate over time, further input from the care team is there for you, with the eventual option to move into the care home as needs require, thereby ensuring you receive the care you require, yet enjoy the comfort of remaining within the familiar surroundings of the community you have become part of.

This is a unique opportunity therefore please contact us to find out more.

### Location

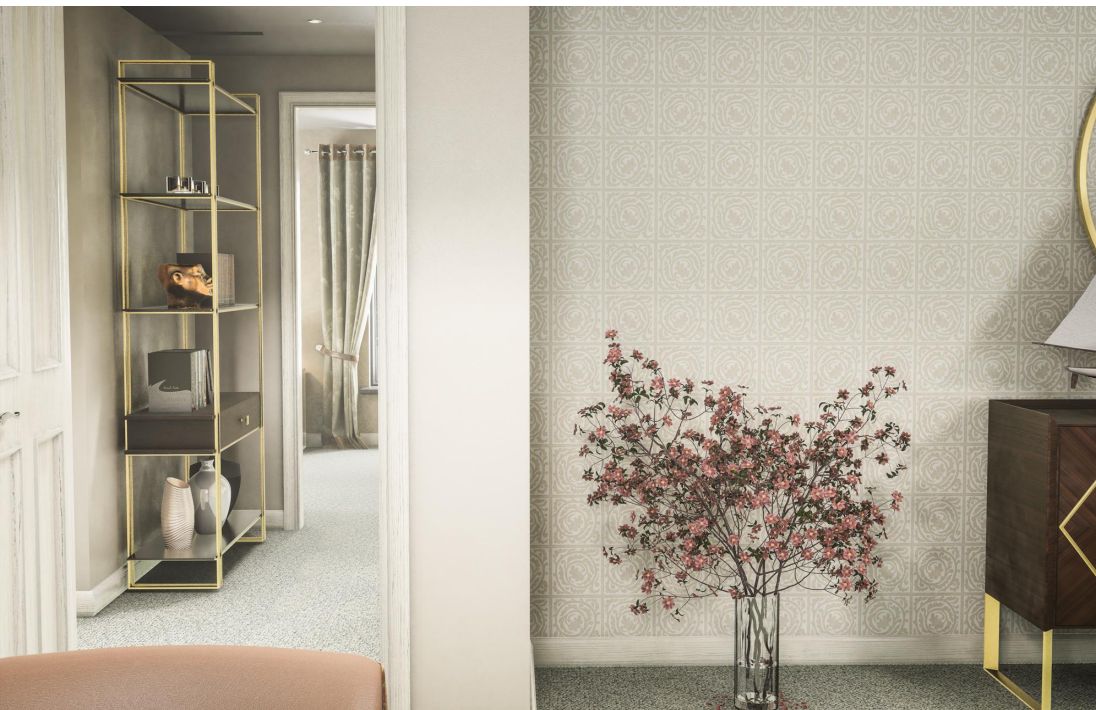
Lavender Fields Care Village is located 1 mile north west of the village of Barmby Moor, and only 3 miles from the market town of Pocklington. Barmby Moor is a pretty village with the beck running through the village green, and it has an active community spirit. York and the A64 junction is 8 miles to the west, whilst Stamford Bridge on the A166 is around 5 miles to the north west. To find the on-site sales office turn off the A1079 onto Feoffee Common Lane at the junction with the Jet garage, and you will see it on your left hand side in about ½ mile. There is a large car park next to the offices.

\*\*\*\* AGENTS NOTE \*\*\*\* All images of the bungalows both internal and external are computer generated and are for guidance purposes only, and not guaranteed to be the exact replica on completion. The floor plans are taken from architects plans and again, are for guidance only, and may alter during the build process.





**LUXURIOUS BUNGALOW SITUATED IN A UNIQUE RETIREMENT VILLAGE SURROUNDED BY COUNTRYSIDE**



**R M English Ltd, 2 Railway Street, Pocklington, YO42 2QZ Tel: 01759 303202**



Energy Efficiency Rating		0
Current	Potential	
Very energy efficient - lower running costs		
(92-100) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
		<b>83</b>
England, Scotland & Wales		EU Directive 2002/91/EC

Environmental Impact (CO <sub>2</sub> ) Rating		0
Current	Potential	
Very environmentally friendly - lower CO <sub>2</sub> emissions		
(92-100) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not environmentally friendly - higher CO <sub>2</sub> emissions		
		<b>83</b>
England, Scotland & Wales		EU Directive 2002/91/EC

Viewing strictly by appointment

Tenure Leasehold

Council Tax Band Not Specified

Local Authority East Riding of Yorkshire Council

Services Mains drainage and electric. Fibre broadband. Solar Panels.



Address: Lavender Fields, Barmby Moor, York, YO42 4AF  
Reference: 959



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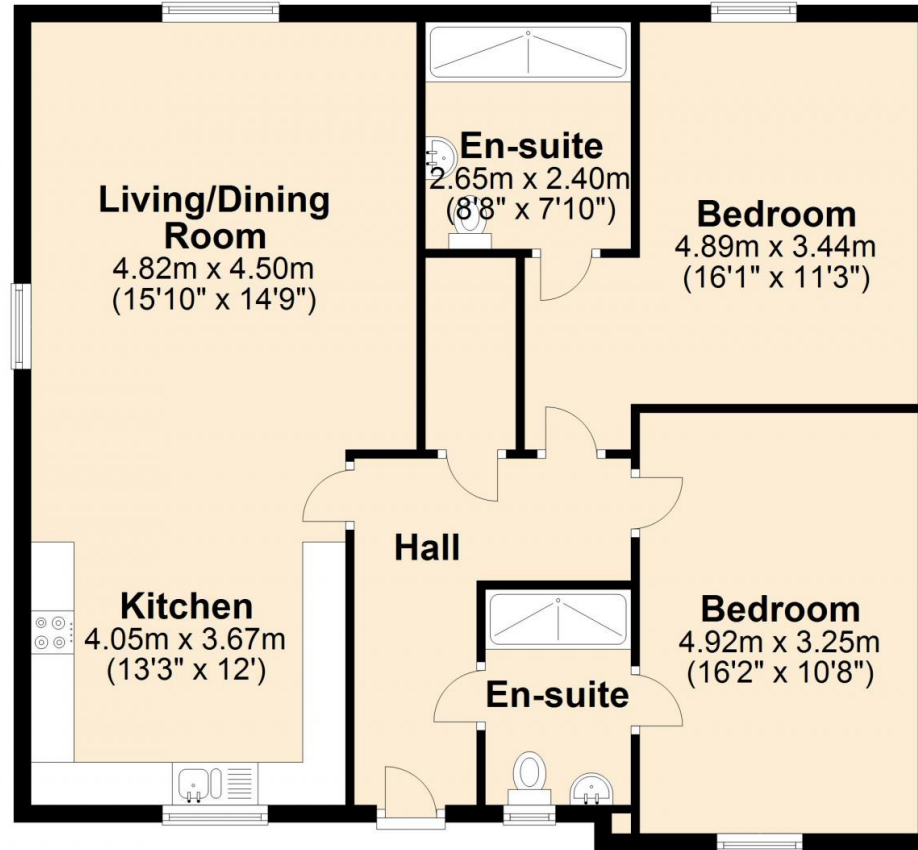


Offices in **York, Pocklington and Market Weighton**

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# Ground Floor

Approx. 95.4 sq. metres (1026.4 sq. feet)



Total area: approx. 95.4 sq. metres (1026.4 sq. feet)

All floorplans and measurements are provided for information purposes only. Plans should not be scaled from or used as reference.  
Plan produced using PlanUp.

## Disclaimer

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