

# THE CREW YARD

## CORNER FARM EVERTON

A SELECT DEVELOPMENT OF JUST 7 HOUSES  
The Crew Yard Corner Farm, Everton, Doncaster DN10 5AR



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# THE LOCATION

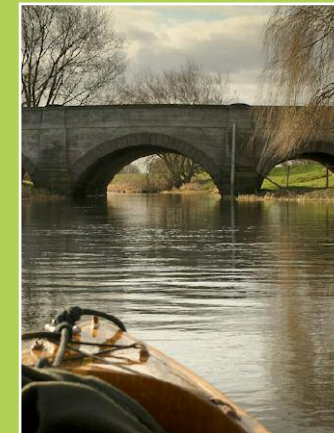
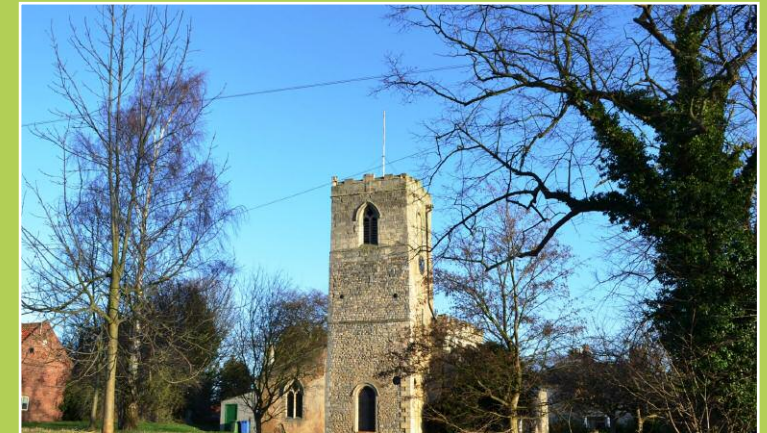
The beautiful village of Everton is located on the A631 between the busy town of Gainsborough and the exclusive historic area of Bawtry and is part of Bassetlaw council. There are 23 grade 2 listed buildings in Everton which has a very rich past and is even recorded in the Domesday Book of 1086-7 as Efortone. Everton was originally a Danish settlement by the name of Eofor-tun. The village has a rich history in farming and still has several working farms in close proximity.

This desirable village has 2 public houses, The Sun Inn and the Blacksmiths Arms, and is now served by a lovely village store and butchers owned by a local farming family, sell award-winning meats, vegetables, cakes and even wine. You can also spend your time exploring the wonderful Everton Nurseries which has an exceptional array of plants, trees and garden furniture, along with a wonderful café for your all day breakfast and latte needs.

If its tennis, football or bowling you require then look no further than Everton village Tennis and Bowling club. The cricket ground is located right next door and is transformed to a football pitch in the winter months. The village has its own infant school and their Ofsted report is listed on this page. Everton has very limited development land so new build properties are very rare and very desirable.

Meanwhile, the A1M is easily accessible, as are Doncaster, Retford and Gainsborough, making this an excellent base for those needing to commute. Doncaster and Retford both have mainline stations and those requiring to travel further afield will appreciate the proximity to Robin Hood and East Midlands International airports.

The Crew Yard Corner Farm, Everton, is more than just a place to live, it is your passport to an entirely different way of life.



HOME

LOCATION

SITE PLAN

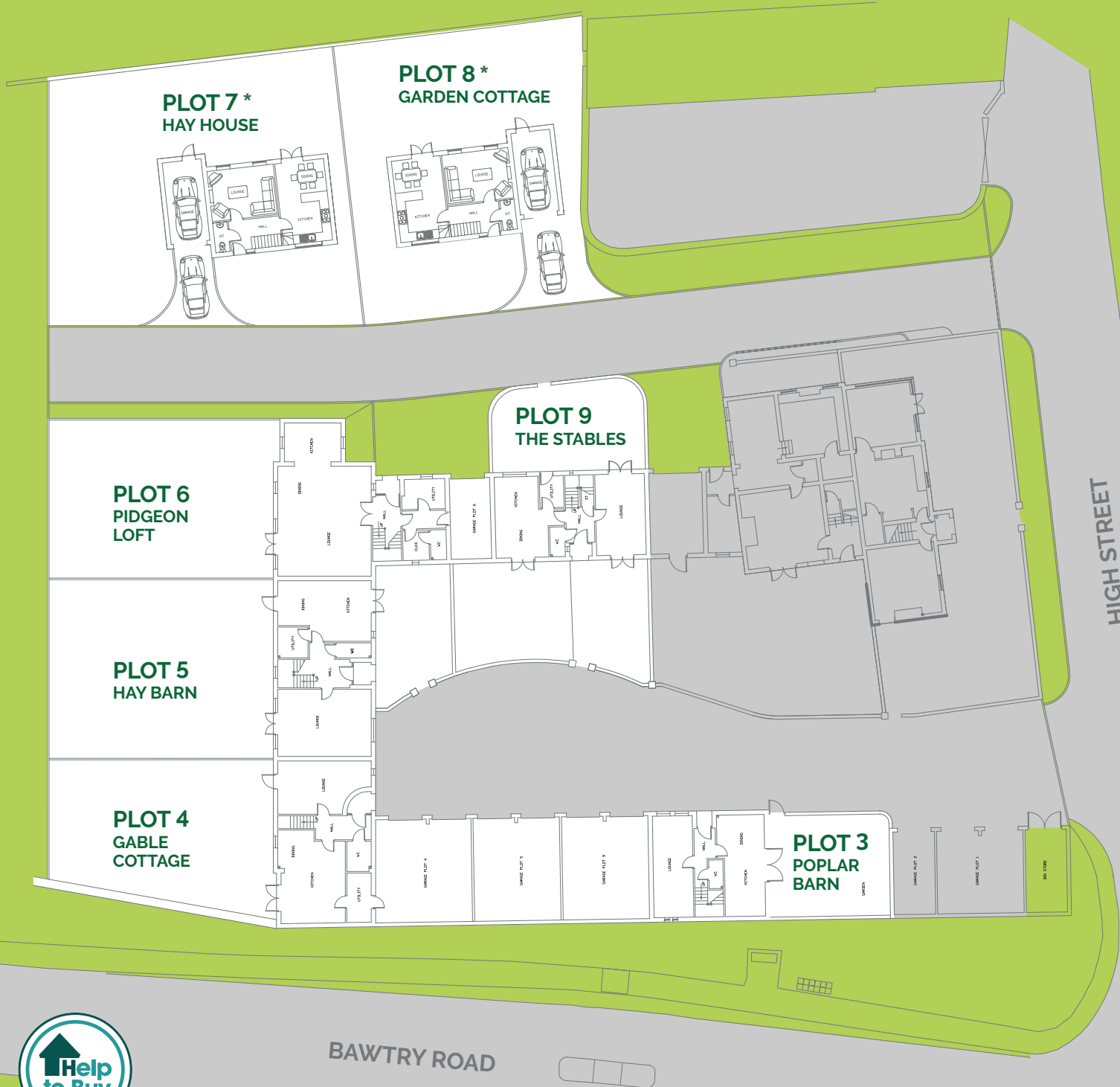
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# SITE PLAN



\* COMING SOON!



HOME

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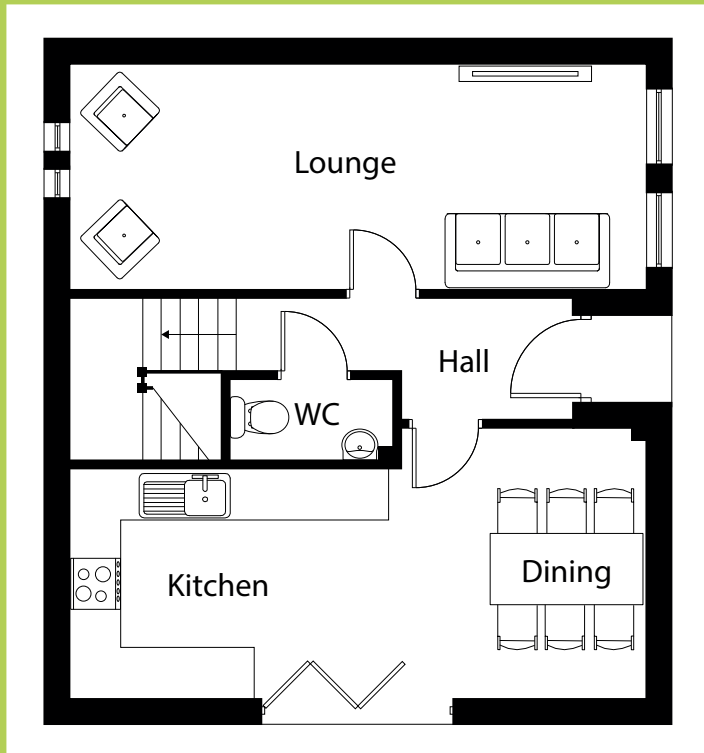
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# HOUSE TYPES

## PLOT 3 / POPLAR BARN



GROUND FLOOR



FIRST FLOOR

POPLAR BARN

GABLE COTTAGE

HAY BARN

PIDGEON LOFT

HAY HOUSE

GARDEN COTTAGE

THE STABLES

### GROUND FLOOR

	Metres	Feet
Lounge	6.77 x 2.66	22'3" x 8'9"
Kitchen/Dining	6.77 x 3.18	22'3" x 10'5"
WC	1.91 x 0.95	6'3" x 3'1"
Single Garage	6.55 x 2.70	21'6" x 8'10"

### FIRST FLOOR

	Metres	Feet
Master Bedroom	6.77 x 2.69	22'3" x 8'10"
Bedroom 2	6.77 x 2.66	22'3" x 8'9"
Bathroom	2.50 x 1.90	8'2" x 6'3"

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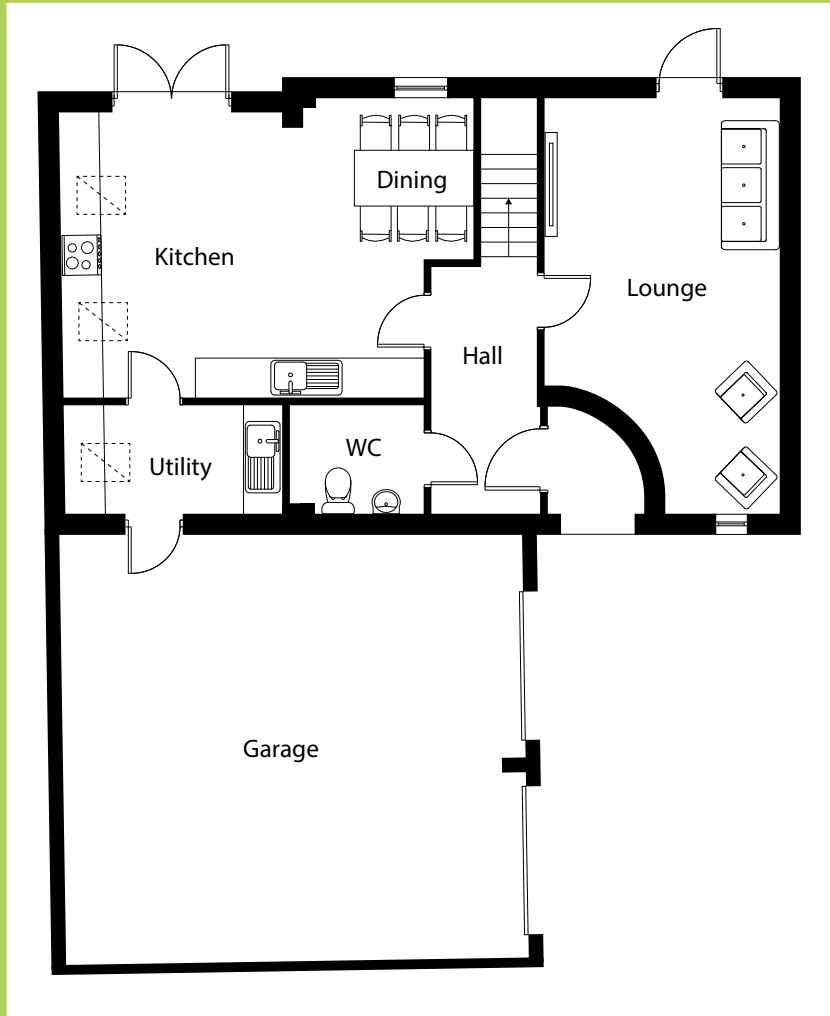
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# HOUSE TYPES

## PLOT 4 / GABLE COTTAGE



FIRST FLOOR

GROUND FLOOR

POPLAR BARN

GABLE COTTAGE

HAY BARN

PIDGEON LOFT

HAY HOUSE

GARDEN COTTAGE

THE STABLES

### GROUND FLOOR

	Metres	Feet
Lounge	6.23 x 3.55*	20'5" x 11'8"
Kitchen/Dining	6.00 x 4.06	19'8" x 13'4"
WC	2.02 x 1.63	6'8" x 5'4"
Utility	3.31 x 1.63	10'10" x 5'4"
Integral Double Garage	6.95 x 6.46*	22'10" x 21'2"

### FIRST FLOOR

	Metres	Feet
Master Bedroom	3.94 x 2.50	12'11" x 8'2"
Bedroom 2	3.52 x 3.21*	11'7" x 10'6"
Bedroom 3	3.55 x 2.19	11'8" x 7'2"
Bathroom	2.92 x 2.57	9'7" x 8'5"

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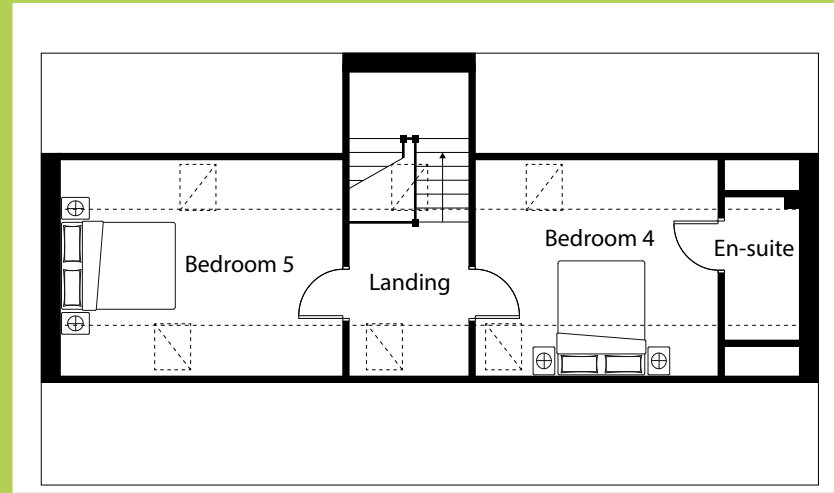
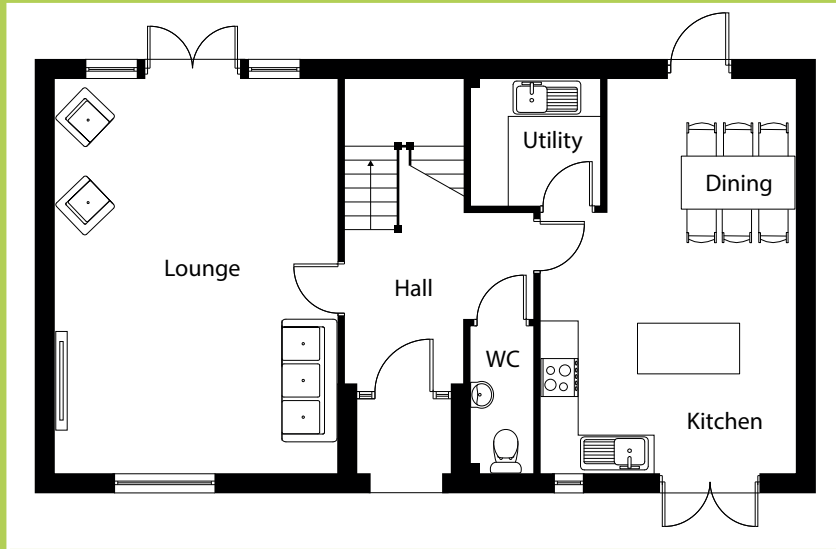
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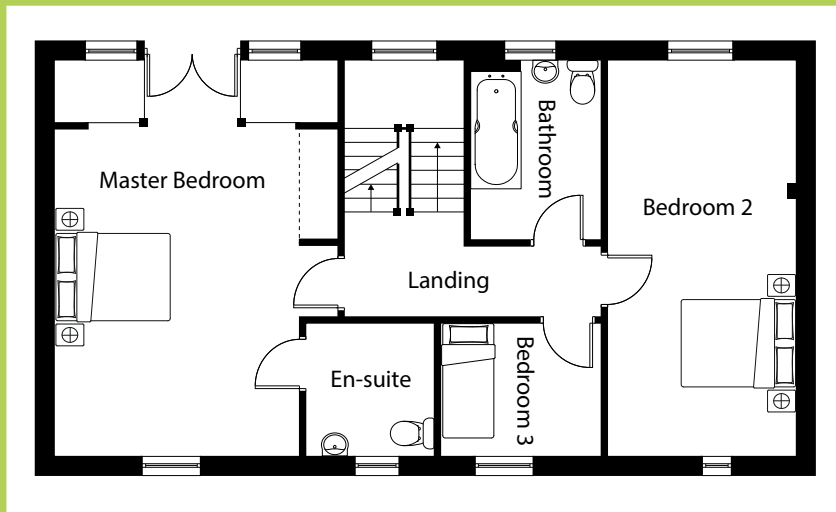
# HOUSE TYPES

## PLOT 5 / HAY BARN



SECOND FLOOR

GROUND FLOOR



FIRST FLOOR

POPLAR BARN

GABLE COTTAGE

HAY BARN

PIDGEON LOFT

HAY HOUSE

GARDEN COTTAGE

THE STABLES

### GROUND FLOOR

	Metres	Feet
Lounge	6.23 x 4.48	20'5" x 14'8"
Kitchen/Dining	6.23 x 4.04	20'5" x 13'3"
WC	2.33 x 1.00	7'8" x 3'3"
Utility	2.06 x 2.02	6'9" x 6'8"
Double Garage	6.95 x 5.76	22'10" x 18'11"

### FIRST FLOOR

	Metres	Feet
Master Bedroom	6.23 x 4.48	20'5" x 14'8"
En-suite	2.09 x 2.03	6'10" x 6'8"
Bedroom 2	6.23 x 2.99	20'5" x 9'10"
Bedroom 3	2.53 x 2.09	8'4" x 6'10"
Bathroom	2.83 x 2.06	9'3" x 6'9"

### SECOND FLOOR

	Metres	Feet
Bedroom 4	3.85 x 3.30	12'8" x 10'10"
En-suite	2.27 x 1.19	7'5" x 3'11"
Bedroom 5	4.48 x 3.30	14'8" x 10'10"

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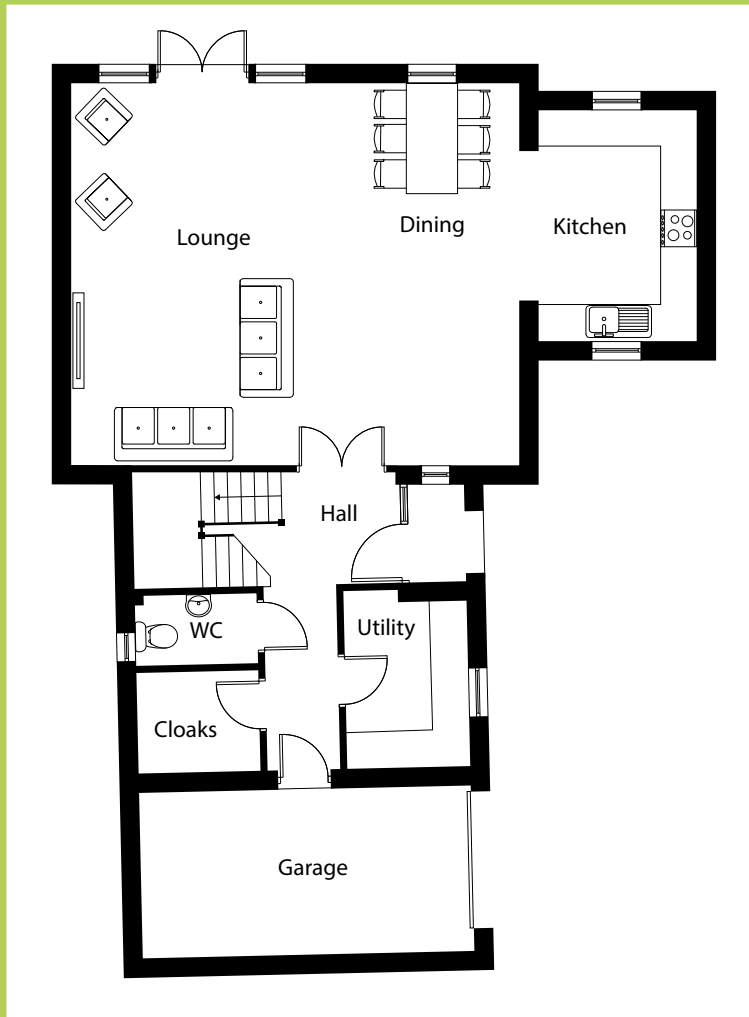
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# HOUSE TYPES

## PLOT 6 / PIDGEON LOFT



GROUND FLOOR



FIRST FLOOR

POPLAR BARN

GABLE COTTAGE

HAY BARN

PIDGEON LOFT

HAY HOUSE

GARDEN COTTAGE

THE STABLES

### GROUND FLOOR

	Metres	Feet
Lounge	7.33 x 6.23	24'1" x 20'5"
Kitchen	3.77 x 2.59	12'4" x 8'6"
Utility	2.90* x 2.00*	9'6" x 6'7"
Cloakroom	2.00 x 1.65	6'7" x 5'5"
WC	2.00 x 1.15	6'7" x 3'9"
Single Garage	5.40 x 2.70	17'9" x 8'10"

### FIRST FLOOR

	Metres	Feet
Master Bedroom	4.15 x 4.02	13'7" x 13'2"
En-suite	2.71 x 1.98	8'11" x 6'6"
Bedroom 2	5.40 x 2.69	17'9" x 8'10"
Bedroom 3	2.53 x 2.09	8'4" x 6'10"
Bedroom 4	3.12 x 1.92	10'3" x 6'4"
Study	3.12 x 2.13	10'3" x 7'0"
Bathroom	2.15 x 1.98	7'1" x 6'6"

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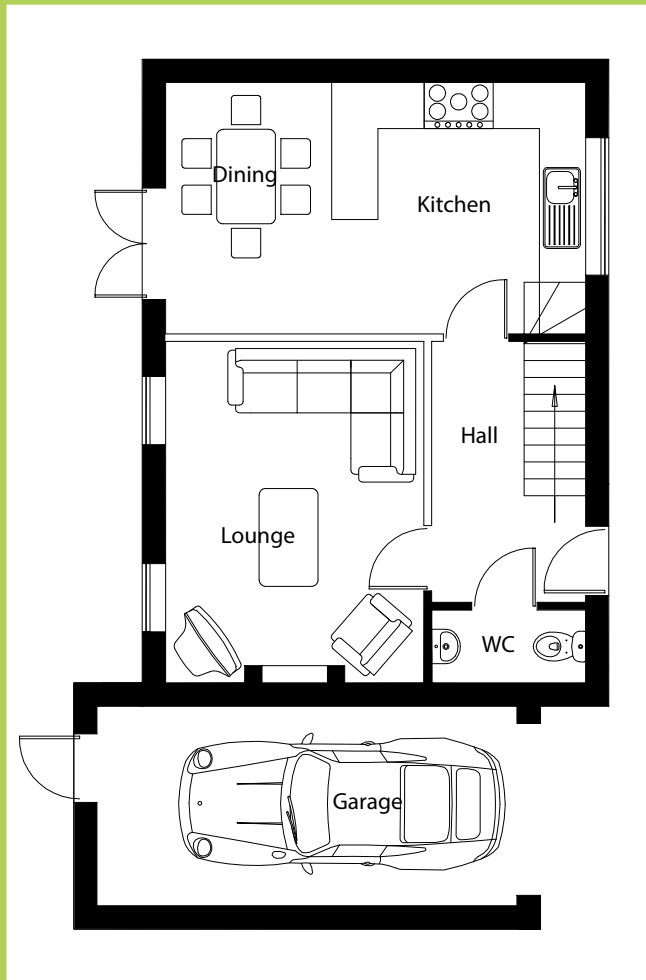
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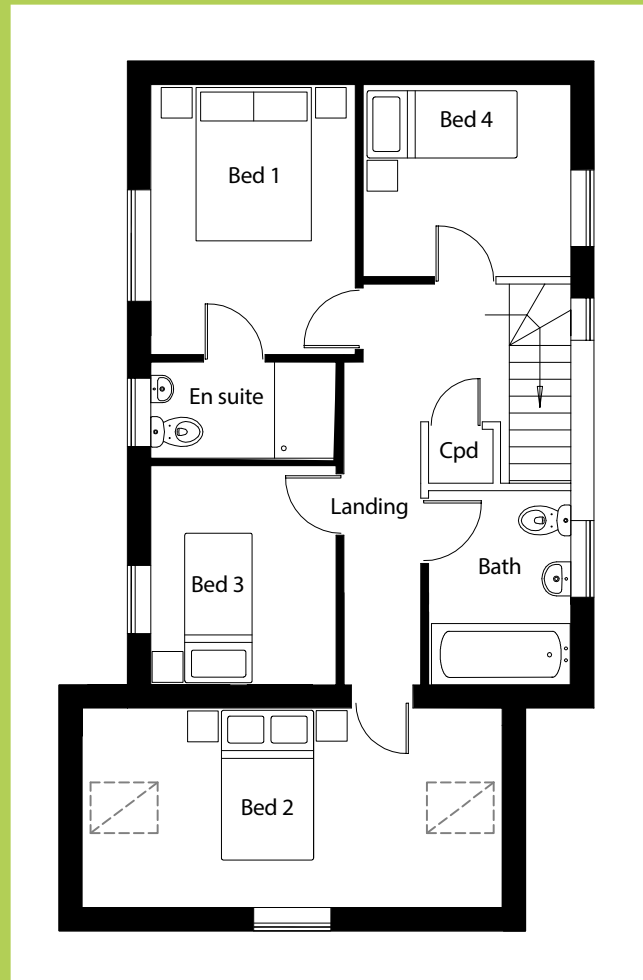
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# HOUSE TYPES

## PLOT 7 / HAY HOUSE



GROUND FLOOR



FIRST FLOOR

POPLAR BARN

GABLE COTTAGE

HAY BARN

PIDGION LOFT

HAY HOUSE

GARDEN COTTAGE

THE STABLES

### GROUND FLOOR

	Metres	Feet
Lounge	4.45 x 3.4	14'6" x 11'6"
Kitchen/Dining	3.30 x 5.45	10'8" x 17'9"
WC	0.95 x 2.00	3'1" x 6'6"
Garage	2.10 x 5.45	6'9" x 17'9"

### FIRST FLOOR

	Metres	Feet
Master Bedroom	3.50 x 2.65	11'5" x 8'7"
En suite	1.25 x 2.40	4'1" x 7'9"
Bedroom 2	2.10 x 5.45	6'9" x 17'9"
Bedroom 3	2.85 x 2.40	9'4" x 7'9"
Bedroom 4	2.50 x 2.70	8'2" x 8'9"
Bathroom	2.50 x 1.85	8'2" x 6'1"

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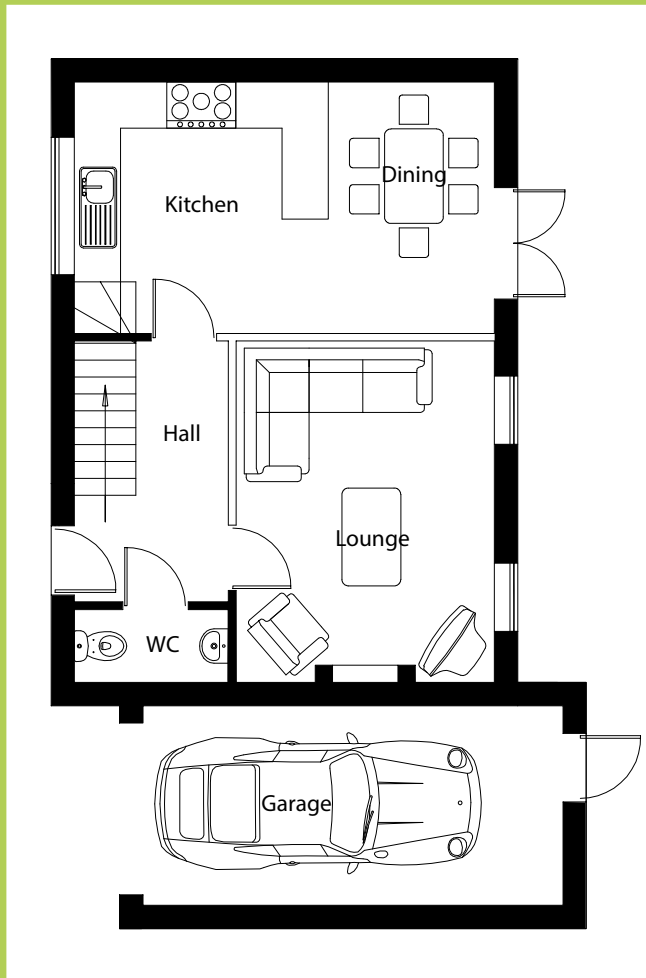
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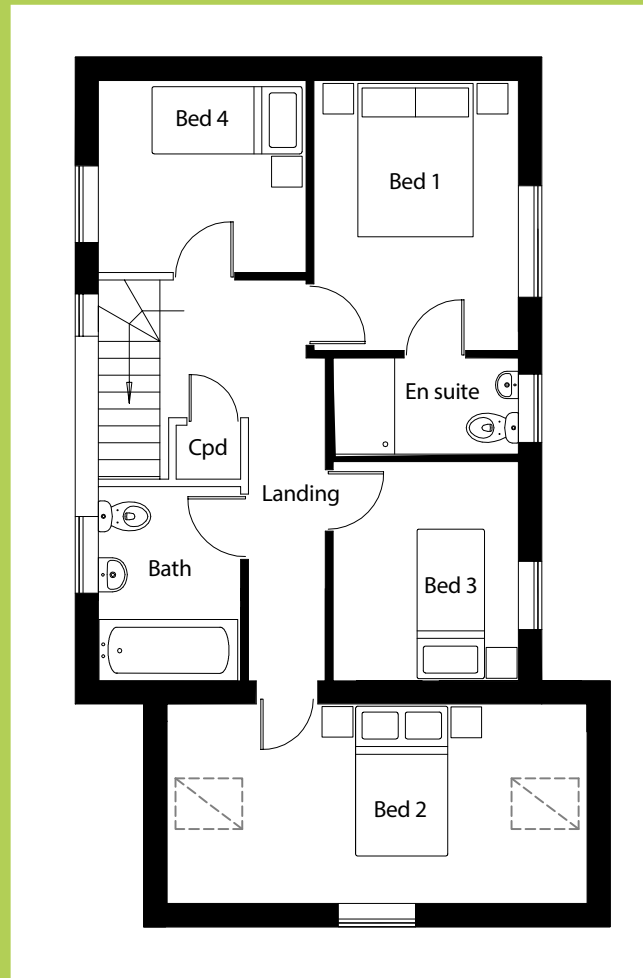


# HOUSE TYPES

## PLOT 8 / GARDEN COTTAGE



GROUND FLOOR



FIRST FLOOR

POPLAR BARN

GABLE COTTAGE

HAY BARN

PIDGEON LOFT

HAY HOUSE

GARDEN COTTAGE

THE STABLES

### GROUND FLOOR

	Metres	Feet
Lounge	4.45 x 3.4	14'6" x 11'6"
Kitchen/Dining	3.30 x 5.45	10'8" x 17'9"
WC	0.95 x 2.00	3'1" x 6'6"
Garage	2.10 x 5.45	6'9" x 17'9"

### FIRST FLOOR

	Metres	Feet
Master Bedroom	3.50 x 2.65	11'5" x 8'7"
En suite	1.25 x 2.40	4'1" x 7'9"
Bedroom 2	2.10 x 5.45	6'9" x 17'9"
Bedroom 3	2.85 x 2.40	9'4" x 7'9"
Bedroom 4	2.50 x 2.70	8'2" x 8'9"
Bathroom	2.50 x 1.85	8'2" x 6'1"

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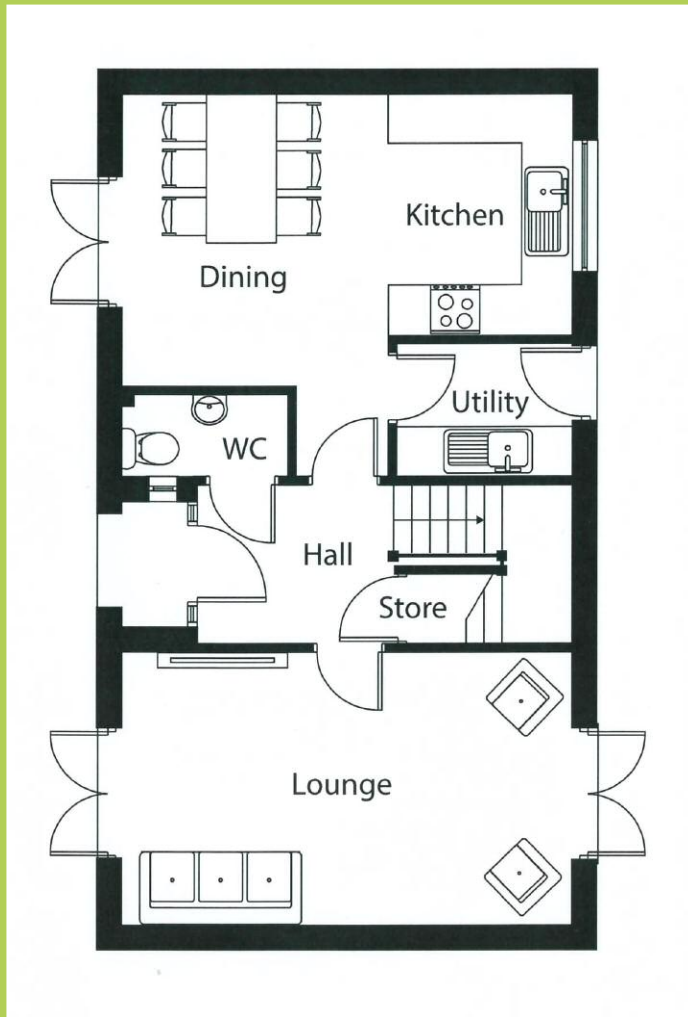
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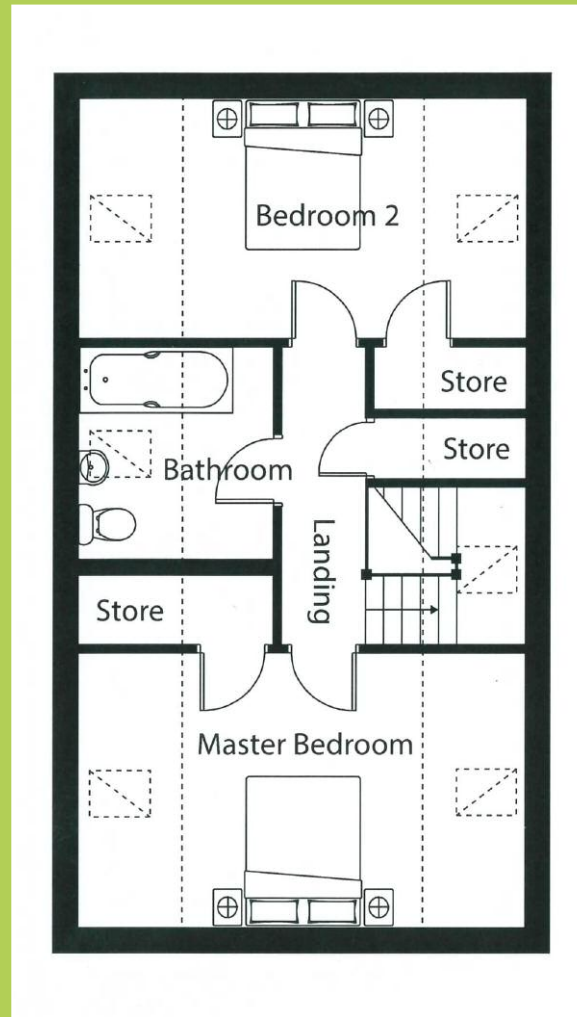
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# HOUSE TYPES

## PLOT 9 / THE STABLES



GROUND FLOOR



FIRST FLOOR

POPLAR BARN

GABLE COTTAGE

HAY BARN

PIDGION LOFT

HAY HOUSE

GARDEN COTTAGE

THE STABLES

### GROUND FLOOR

	Metres	Feet
Lounge	5.40 x 3.30	17'9" x 10'10"
Kitchen/Dining	5.40 x 3.51	17'9" x 11'6"
WC	2.08 x 1.00	6'10" x 3'3"
Utility	2.12 x 1.60	6'11" x 5'3"
Single Garage	6.55 x 2.70	21'6" x 8'10"

### FIRST FLOOR

	Metres	Feet
Master Bedroom	5.40 x 3.30	17'9" x 10'10"
Bedroom	2.54 x 2.90	17'9" x 9'6"
Bathroom	2.61 x 2.33	8'7" x 7'8"

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# SPECIFICATION

## STRUCTURE

- Brick and block construction with upgraded thermal insulation giving a U value of 0.18

## WINDOWS AND FRENCH DOORS

- Solid wood finished in Farrow & Ball No 75 " BALL GREEN "
- U Value 0.12

## EXTERNAL FRONT DOOR

- Solid wood finished in Farrow & Ball No 75 " BALL GREEN "
- Chrome furniture pack
- Chrome letter plate
- Multi point lock

## INTERNAL FINISH

- Plastered walls painted endurance matt
- High gloss to all woodwork
- Ceilings to have endurance matt finish
- Barn style long panel solid wood (oak) internal doors with chrome furniture pack

## CENTRAL HEATING

- Ground floor underfloor heating throughout
- 1st & 2nd floors fitted with radiators
- Pressurised water system
- Oil fired boiler

## KITCHEN

- Fully fitted unit
- Integrated double oven
- Black glass electric hobs, stylish black or chrome extractors
- Integrated washer, dishwasher, fridge and freezer
- Recessed hidden mood lighting
- Chrome downlights
- Tiled splash back

## TILING

- All bathrooms and en-suites to be fully tiled floors and walls

## SANITARYWARE

- Toilets to be hidden cistern with chrome flush panel (ROCA)
- Basins to be either semi-pedestal wall hung or wall hung draw pack with integrated basin and tap (ROCA)
- White bath with chrome taps
- Showers to have hidden pipework and square shower heads with ground mounted trays and glass enclosure

## SECURITY

- Fully fitted intruder alarm
- External lights front and rear

## GARDENS, DRIVEWAYS AND PARKING SPACES

- Fully private garden area with walls or fencing
- Single or double garage with solid wood doors

## SERVICES

- Mains water and electricity
- Oil tank
- TV points to all bedrooms and lounge areas
- Telephone connection point to hall
- Sky ready to all bedrooms and lounge
- TV aerial

## WARRANTY

- Premier 10 year guarantee

## EXTRAS

- Additional extras can be ordered for all kitchens and bathrooms at point of reservation

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# THE DEVELOPER



Gr33n Homes is focussed on delivering value, affordability and the highest standards of construction using renewable energy systems. We are proud of our heritage within the construction industry providing energy saving features and architecture across all aspects of our range of homes.

Our developments are known for the technologies utilised which are focused on energy saving materials and systems including Heat Pumps, Solar Panels Thermal, Solar Panels PV, Structural Insulated Panels, Timber Frame, Underfloor Heating, Radiators, A Rated Windows, Rain Water Harvesting, Heat Recovery, LED Technology and Sustainable Urban Drainage.



Affordable Homes



Executive Homes



Bespoke Homes



Passive House



Commercial Development



Office & Retail

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# CONTACT



38 High Street, Bawtry, Doncaster  
South Yorkshire, DN10 6JE



T 01302 710735

E Bawtry@williamhbrown.co.uk



The Crew Yard Corner Farm, Everton, Doncaster DN10 5AR

## THE PROPERTY MISDESCRIPTION ACT 1991

Important notice: Although every care has been taken to ensure the accuracy of all the information given, the contents do not form part of any contract, or constitute a representation or warranty, and, as such, should be treated as a guide only. Interested parties should check with the Sales Negotiator and confirm all details with their solicitor. The developer reserves the right to amend the specification, without prior notice, but to an equal or higher standard. Please note that items specified in literature and show home (if applicable) may depict appliances, fittings and decorative finishes that do not form part of the standard specification. The project is a new development which is currently under construction. Measurements provided have not been surveyed on-site. The measurements have been taken from architect's plans, and, as such, may be subject to variation during the course of construction. Not all units described have been completed at the time of going to print and measurements and dimensions should be checked with the Sales Negotiator and confirmed with solicitors. All details correct at the time of going to print.

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