

A bright sun is positioned in the upper left quadrant of a solid yellow background. A thin, horizontal white line extends from the right edge of the sun towards the right side of the frame. The sun is a large, glowing circle with a bright center and a soft, diffused outer edge.

SummerFord

Ingbirchworth



A little bit of history.

The old bridge crossing the stream in the Ingbirchworth reservoir bed, and known as Summer Ford Bridge, was part of the public highway before the construction of the reservoir in 1868.

The water has only been low enough to walk over the old roadway dryshod on three occasions: 1884, 1893, and 1901.

Welcome to your doorstep.

Space to breathe.

Surrounded by green, rolling hills and adjacent to the magnificent Ingbirchworth reservoir, with its open water and diverse wildlife, SummerFord is one of the most desirable locations for miles around. And our thirteen exclusive homes, designed by experts and built in natural stone by craftsmen, make this a simply outstanding place to live.

The feeling of open space and freedom as you arrive in this semirural hamlet will be there to greet you every single time you step foot out of your new SummerFord home.

It's hard to believe that you're just a half hour drive from the town centres of Huddersfield, Barnsley and Sheffield and only 15 minutes from the famous setting of Last of The Summer Wine, Holmfirth.

SummerFord
Ingbirchworth



CGI of the SummerFord development





Some of the stunning scenery in and around Ingbirchworth Reservoir.



Space to unwind.

With over 40 years experience in building award winning family homes, Conroy Brook knows a thing or two about making your life just that little bit easier.

There is not a single detail which is overlooked when we design your new home. Starting with the natural stone we select to build it from to the quality of the natural light that fills its spaces.

Or the luxurious touch of the ceramics in your bathrooms, the solid feel to the oak-finished doors or the smart technology that keeps you ahead of the curve.



A living room within a Conroy Brook home.



Sitting area within the master bedroom at a Conroy Brook home



En-suite bathroom at a Conroy Brook home

Conroy Brook (Developments) Ltd

Space to dazzle.

For the Jamie, Gordon, and Nigella,
in all of us.

People call it the heart of the home. It's where you'll always find everybody at parties and it's where corks are popped, toasts are made (and burned) and where families swap ideas, laughter, recipes and even the odd secret or two.

So, every Conroy Brook kitchen is designed around the most important ingredient of all. You.

SummerFord
Ingberworth



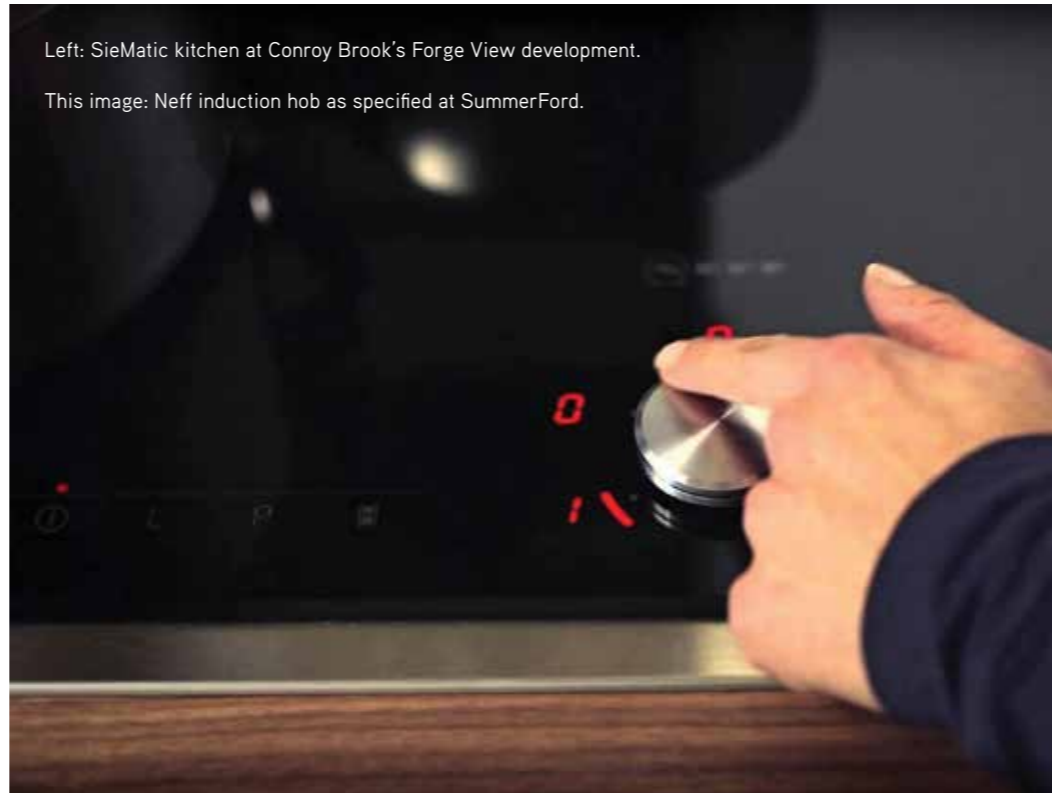
SieMatic kitchen





“Yes Chef!”

When the time comes to get creative in your SummerFord kitchen, we've pushed the boat out on styling, materials, appliances and finishes to make you look and feel every bit the expert. SieMatic kitchens have been teamed with the latest Corian worktops and come complete with integrated appliances by German experts Neff including induction hob, oven, fridge freezer and dishwasher.



Left: SieMatic kitchen at Conroy Brook's Forge View development.
This image: Neff induction hob as specified at SummerFord.



Space to live.

SummerFord comprises 13 detached houses, each designed to its own individual style. Built and finished to fastidiously high standards, these are, without question, some of the best value, craftsman-built family homes in the country. So, that leaves just one question; which one to choose?

SummerFord
Ingberchworth



CGI of Plot 8 at SummerFord



HOUSE TYPE A - PLOTS 2 AND 11



HOUSE TYPE B - PLOTS 1 AND 12



HOUSE TYPE C - PLOT 3



HOUSE TYPE D - PLOTS 7 AND 10



HOUSE TYPE E - PLOTS 9 AND 12A



HOUSE TYPE F - PLOTS 8 AND 4



HOUSE TYPE G - PLOT 5



HOUSE TYPE H - PLOT 6

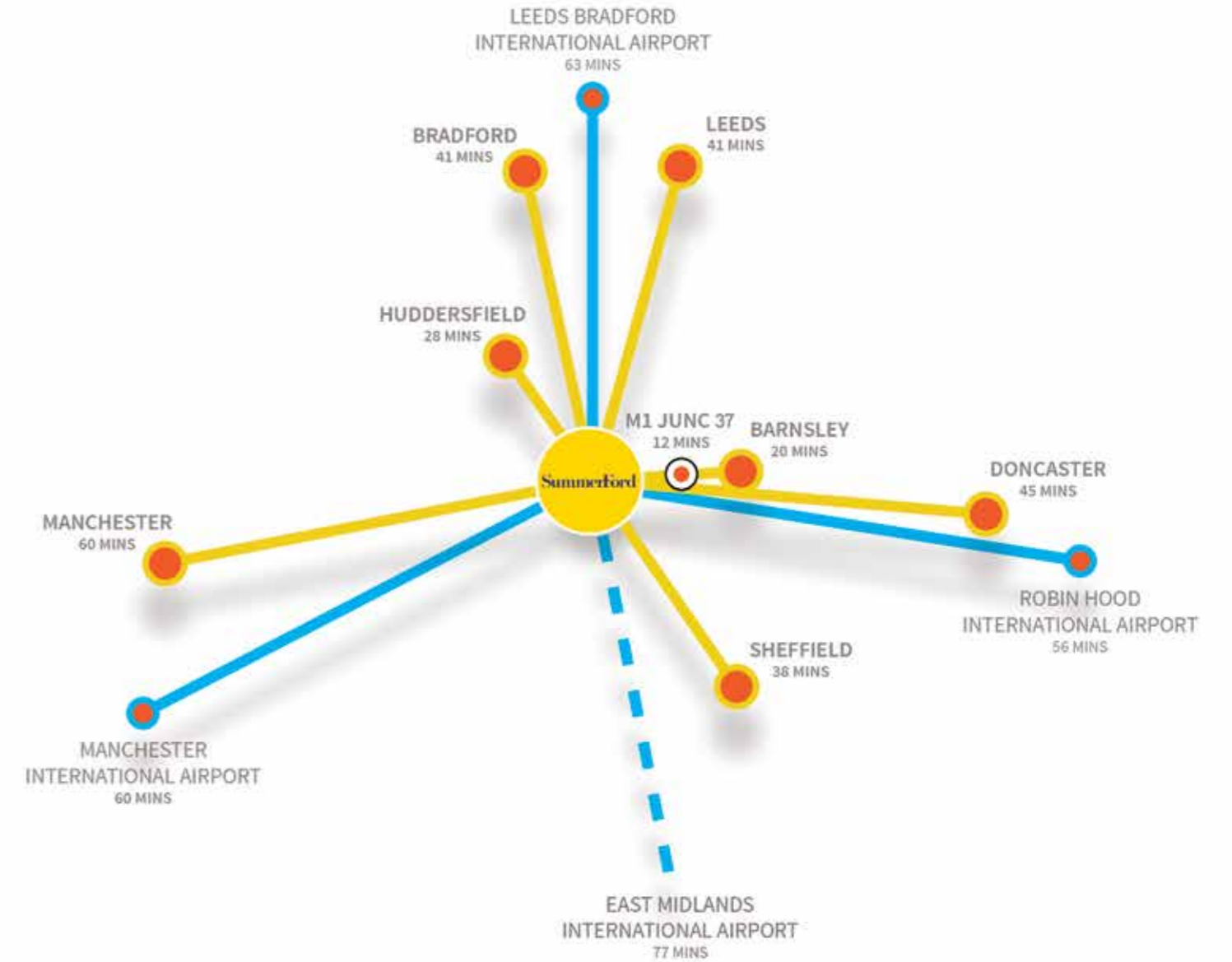


Space to reach out.

SummerFord is semirural living at its very best. Yet the North's major cities and towns are within easy reach, along with a good choice of airports and major train links. And because, let's face it, you can't avoid it forever, the M1 motorway just a 12 minute drive away.

The area has excellent schools for all age groups and there are sixth form colleges and universities within easy reach of your home. Doctors, hospitals and health centres are, as you'd expect, in plentiful supply and, in a welcomed contrast, retail and leisure opportunities are a mere spree away, ranging from the mighty Meadowhall (30 mins) to the boutiques

of Holmfirth (15 mins) and the diverse shops of Huddersfield (28 mins). Whilst it wouldn't be fair to single out any individual eating establishments, it would be fair to say that you'll have the pick of some of West and South Yorkshire's finest. If you're local, you'll probably already know the ones we mean...



Award winning homes.

Ours is a family-owned business that has won over 40 awards for design and construction excellence. Our properties are finished to exacting standards of design and interior specification, which, in no small way, contributed to our prestigious award of small/medium UK Housebuilder of the Year at the 2010 Housebuilder Magazine Awards.

For the last 40 years we have created industry-leading developments that, for 2 generations, families have been proud to call home.

Summerford
Ingbirchworth



★ **Best House in Yorkshire** ★
Highly Commended

Information contained within this publication is for guidance only and does not constitute a contract, part of a contract or a warranty. It should be noted that the representation of Summerford, where similar to the development, may not be accurate in every respect. Photography may not be of actual interiors. Computer generated images are for illustrative purposes only and individual features often vary from one plot to another. These particulars should not be relied upon as accurately describing any of the specific matters described by an order under the Property Misdescriptions Act 1991 due to their forward nature.



Conroy Brook (Developments) Ltd

Burdwell Works, 172 New Mill Road, Brockholes, Holmfirth, Yorkshire, HD9 7AZ

01484 667777

information @ conroybrook.co.uk

www.conroybrook.co.uk



Fairfield House, Hollowgate, Holmfirth HD9 2DG

Tel: 01484 689689

Email: holmfirth@simonblyth.co.uk

