

## Chapel Garth, Catton, Thirsk

### Guide Price £645,000

An exciting opportunity to choose from three exceptional new homes, perfectly positioned in a picturesque rural village just 4 miles from Junction 50 of the A1(M), 5 miles from Thirsk and approximately 20 miles from both Harrogate and York. Crafted by a respected, regionally based family-run developer, these highly energy-efficient homes blend contemporary design with the character of traditional barn conversions. Each property offers stylish, surprisingly spacious interiors, beautifully landscaped gardens, generous parking with garages creating an ideal balance of modern comfort and countryside charm.

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## The Stables Overview

One level living doesn't come much better than this stunning stable block inspired contemporary home that boasts generous parking and a detached double garage. Featuring underfloor heating throughout, the living space includes a sensibly sized study, 16'1" (4.89m) long sitting room with rural views and bi-folding doors leading out onto an idyllic elevated terrace and the spacious dining kitchen and living room features a quartz topped central island and dining bar, integrated Bosch appliances and bi-folding doors leading out into the landscaped rear garden, complemented by a useful utility room with a stable style door allowing further rear garden access.

The principal bedroom comes with en-suite shower room and this property's 2nd double bedroom is served by a stylish bathroom with both a bath and separate walk-in shower.

Other internal features of note include double glazing and an energy efficient air source heat pumps that provides underfloor heating throughout this unique new home.

Externally, the front garden is newly turfed with a hedgerow border and a surprisingly generous driveway provides access to an EV charging point and a detached double garage with remote control doors. The rear garden has already been laid to lawn and features a generous paved seating area while the paved side garden provides envious elevated rural views.

## Peace Of Mind Warranty

As a forward thinking family run business priding themselves on their thoughtful designs, quality construction and a steadfast commitment to creating spaces that you'll love with each of their new homes benefitting from a 10 year structural warranty from Advantage Home Construction Insurance.

## Tenure

Freehold

## Services

Mains electricity and water are understood to be connected.

## EPC Rating

B

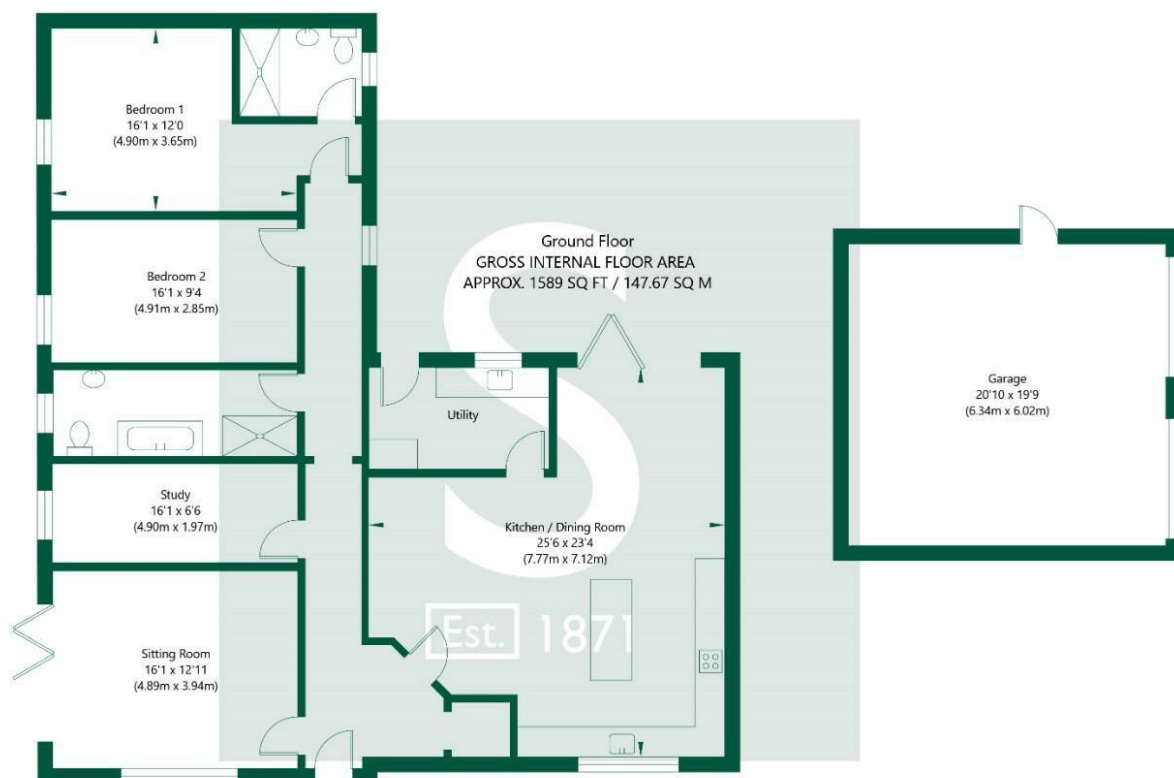
## Council Tax

New Build - To Be Confirmed - North Yorkshire Council

## Viewings

Strictly via the selling agent - Stephenson's Estate Agents, Easingwold

# Plot 1 Chapel Garth, Catton, Thirsk, YO7 4BY



NOT TO SCALE - FOR ILLUSTRATIVE PURPOSES ONLY  
APPROXIMATE GROSS INTERNAL FLOOR AREA 1589 SQ FT / 147.67 SQ M - (Excluding Garage)  
All Measurements and fixtures including doors and windows are approximate and should be independently verified.  
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