



## Chapel Garth, Catton, Thirsk Guide Price £685,000

\*\*\* WATCH OUR EXCLUSIVE MEDIA TOUR NOW \*\*\* 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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### Farrier House Overview

A substantial 4 bedroom barn conversion inspired new home of immense charm and character featuring expanded ground floor living space that includes a sitting room, study and a magnificent 620 sq ft dining kitchen and living room, boasting a substantial quartz topped central island and dining bar, integrated Bosch appliances and 2 sets of bi-folding doors leading out onto an expansive paved seating area and rear garden, complemented by a useful utility room and cloakroom/wc leading off.

The first floor landing leads off into a generous 18'4" (5.59m) principal bedroom with en-suite shower room, en-suite guest bedroom plus 2 further double bedrooms and a bathroom.

Other internal features of note include double glazing and an energy efficient air source heat pump that provides underfloor heating throughout the ground floor with radiator heating on the first floor.

Externally, the front garden is newly turfed with hedgerow borders and a 60' (18.3m) long driveway provides parking and access to an EV charging point and an integral single garage with remote control door. The rear garden has already been laid to lawn and features an expansive paved seating area.

### The Stables - Plot 1 - £645,000

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. 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 bedroom 2 and 3/study are served by a stylish bathroom with both a bath and separate walk-in shower.

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.

### The Hayloft - Plot 3 - £615,000

A deceptively spacious 3 bedroom barn conversion inspired new home featuring extended ground floor living space that includes a reception hall, 2 formal reception rooms and an outstanding L-shaped dining kitchen and living room boasting a substantial quartz topped central island and dining bar, integrated Bosch appliances and 2 sets of bi-folding doors leading out into the landscaped rear garden, complemented by a useful utility room and cloakroom/wc leading off.

The first floor landing leads off into a 15'9" (4.79m) long principal bedroom with en-suite shower room, 2 further double bedrooms and a stylish house bathroom.

Externally, the front garden is newly turfed with hedgerow borders and a driveway to the side leads round to an EV charging point and a detached single garage with remote control door. The rear garden has already been laid to lawn and features a generous paved seating area.

### 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

### Service/Utilities

Mains electricity and water are understood to be connected.

### Broadband Coverage

\*Download speeds vary by broadband providers so please check with them before purchasing.

### EPC Rating

B - 85

### Council Tax

New Build - To Be Confirmed - North Yorkshire Council

### Current Planning Permissions

No current valid planning permissions

### Imagery Disclaimer

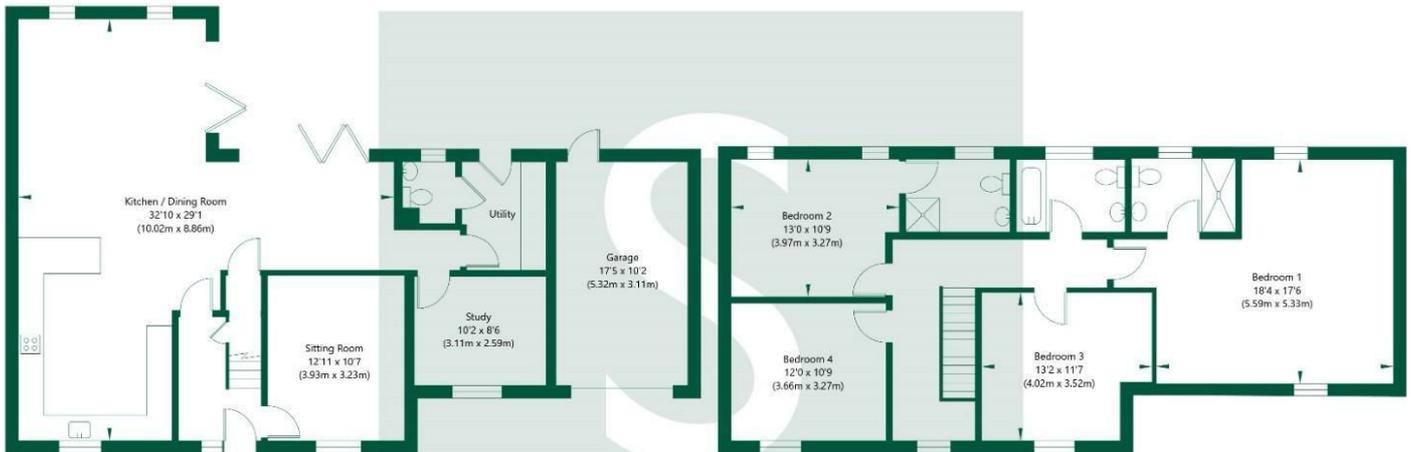
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### Viewings

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



Plot 2 Chapel Garth, Catton, Thirsk, YO7 4BY



Ground Floor - (Excluding Garage)  
GROSS INTERNAL FLOOR AREA  
APPROX. 1003 SQ FT / 93.19 SQ M

Est. 1871

First Floor  
GROSS INTERNAL FLOOR AREA  
APPROX. 1031 SQ FT / 95.75 SQ M

**Farrier House**

NOT TO SCALE - FOR ILLUSTRATIVE PURPOSES ONLY  
APPROXIMATE GROSS INTERNAL FLOOR AREA 2034 SQ FT / 188.94 SQ M - (Excluding Garage)  
All Measurements and fixtures including doors and windows are approximate and should be independently verified.  
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