

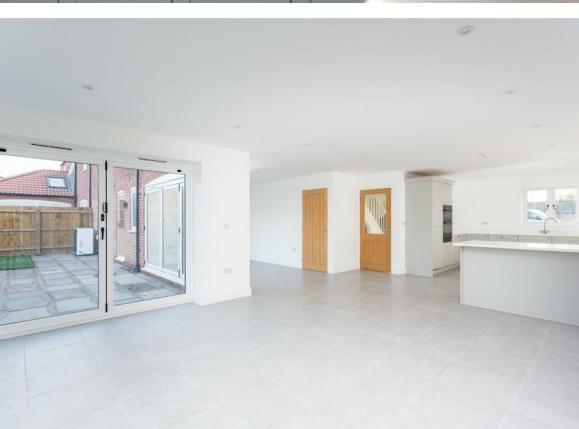


Chapel Garth, Catton, Thirsk Guide Price £685,000

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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Farrier House Overview

A substantial 4 bedroom barn conversion inspired new home of immense charm and character also 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.

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

Mains electricity and water are understood to be connected.

EPC Rating

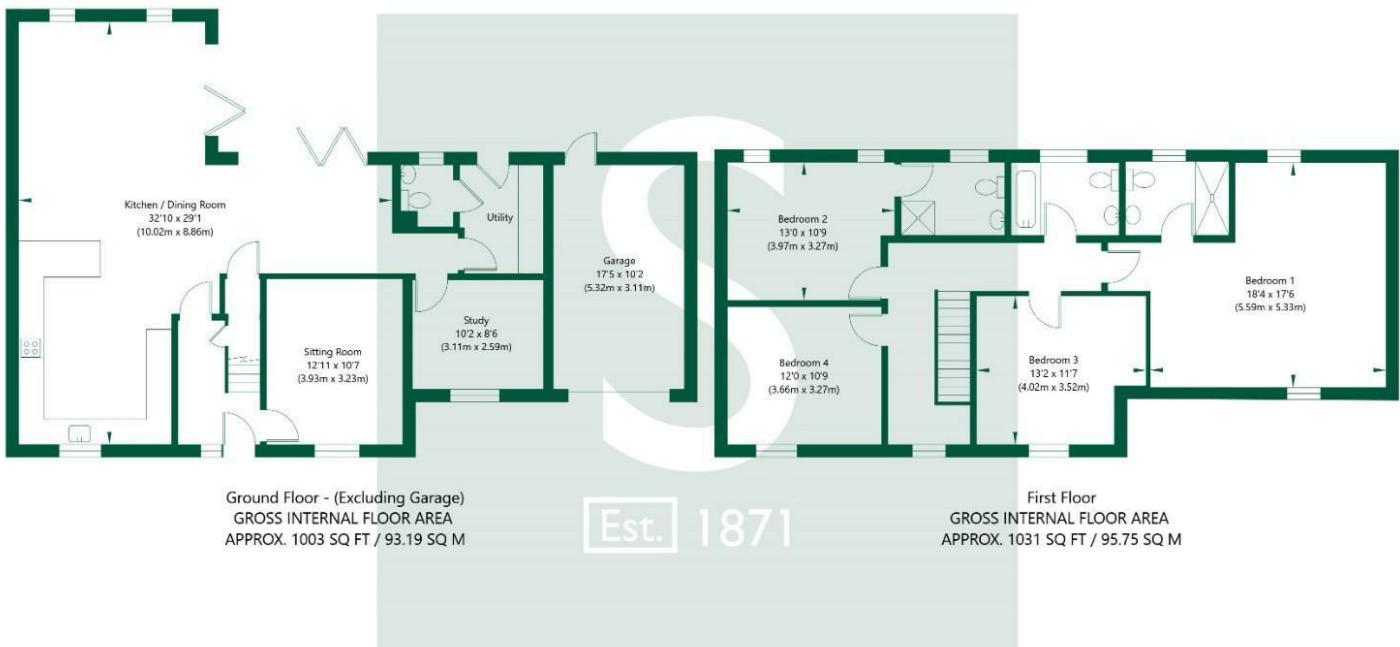
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Council Tax

New Build - To Be Confirmed - North Yorkshire Council

Viewings

Strictly via the selling agent - Stephensons Estate Agents, Easingwold



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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