



CGI

Guide Price £699,999

- New build
- Barn conversion style
- 4 bedrooms
- Large dining, living kitchen area
- Sitting room
- Snug
- Single garage
- Peaceful village location
- 2,040 sqft

Plot 2 - Farrier House, Chapel Garth, Catton, Thirsk, YO7 4BY

A Stylish Barn-Conversion Inspired 4-Bedroom Semi-Detached Home



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Harrogate 25 miles, York 27 miles, Leeds 40 miles (all distances approximate)

General remarks

A Stylish Barn-Conversion Inspired 4-Bedroom Semi-Detached Home

Tucked away in the charming village of Catton, just a short drive from Thirsk, Plot 2, Farrier House is a beautifully designed new

build home that blends traditional barn conversion aesthetics with the comfort and efficiency of modern living.

This spacious four-bedroom semi-detached property offers a thoughtfully laid out interior, ideal for both family life and entertaining.

Key Features:

Open Plan Kitchen, Dining & Living Area

The heart of the home – a stunning, light-filled open plan space with high-spec finishes, perfect for cooking, dining, and relaxing together.

Separate Sitting Room

A cosy retreat with space to unwind, away from the hustle and bustle of the main living area.



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Additional Snug/Study

Versatile and private – ideal as a home office, playroom, or quiet reading nook.

Two Ensuite Bedrooms

The principal and guest bedrooms both feature stylish ensuite bathrooms for added privacy and convenience.

Four Spacious Bedrooms in Total

Each bedroom is generously sized with ample natural light, perfect for family living or hosting guests.

Modern Family Bathroom

Single Garage & Private Driveway

Secure parking and practical storage with easy access to the home.

Specification

Kitchens

- Superior fitted kitchen units
- Bosch fitted appliances to include 4 ring induction hob, integrated chest height double oven, integrated 60:40 fridge freezer, integrated dishwasher

Utility Room

- Superior fitted units to match kitchen
- Separate spaces with plumbing/electric for washing machine and drier

Bathrooms

- Quality Chrome fittings throughout
- Vanity units where applicable
- Full height tiling to all walls, as well as floors in Porcelanosa tiles to bathrooms and en suites

Heating

- Mitsubishi Air Source Heat Pump
- Under Floor Heating to all ground floors
- Thermostatic valve controlled radiators to upstairs

Electrical

- Flush LED downlights to selected areas
- Brushed chrome light switches and sockets
- TV and Telephone points to selected rooms

Internal

- Solid wood internal doors with quality brushed chrome ironmongery
- Clear varnished oak handrails and newel caps to staircases (where applicable)

Windows and Doors

- Quality uPVC double glazed windows in cream external finish, white internal
- 2no. sets of bi-folding aluminium doors, finished to match windows
- Quality composite front and side doors finished in Irish Oak colour
- Low maintenance quality garage doors with electrical opening

External

- Large, grassed front and rear lawns
- Indian paving slabs to large patio and path areas
- Block paved driveway
- Integral single garage

Directions

From Harrogate proceed in a northerly direction on the A61 to Ripon and continue past Ripon signposted towards Thirsk. Proceed over the A1 motorway continuing towards Thirsk. Pass through Baldersby, over the river at Skipton on Swale Bridge. Take the next right hand turn signposted Catton, follow the road around the right hand bend and shortly turning left into Turkey Lane where the property will be found set back on the right hand side.

what3words: zapped.blush.swatted

Local Authority & Council Tax Band

- North Yorkshire Council (Hambleton Area)
- Council Tax Band - TBA

Tenure, Services & Parking

- Freehold
- Mains electric, water and drainage
- Off street, single garage

Internet & Mobile Coverage

The Ofcom website <https://checker.ofcom.org.uk/> shows internet available from at least 1 provider. Outdoor mobile coverage (excl 5G) available from at least 1 of the UK's 4 main providers. Results are predictions not a guarantee & may differ subject to circumstances, exact location & network outages.

Flooding

<https://check-for-flooding.service.gov.uk/> indicate the long term flood risks for this property are: - Surface Water - Very low; Rivers & the Sea - Very low; Groundwater - Flooding from groundwater is unlikely in this area; Reservoir - Flooding from reservoirs is unlikely in this area.

Agent's Notes

If any issue such as location, communications or condition of the property are of material importance to your decision to view then please discuss these priorities with us before making arrangements to view.

Buyer Anti Money Laundering Checks

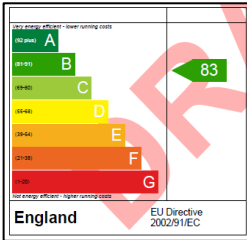
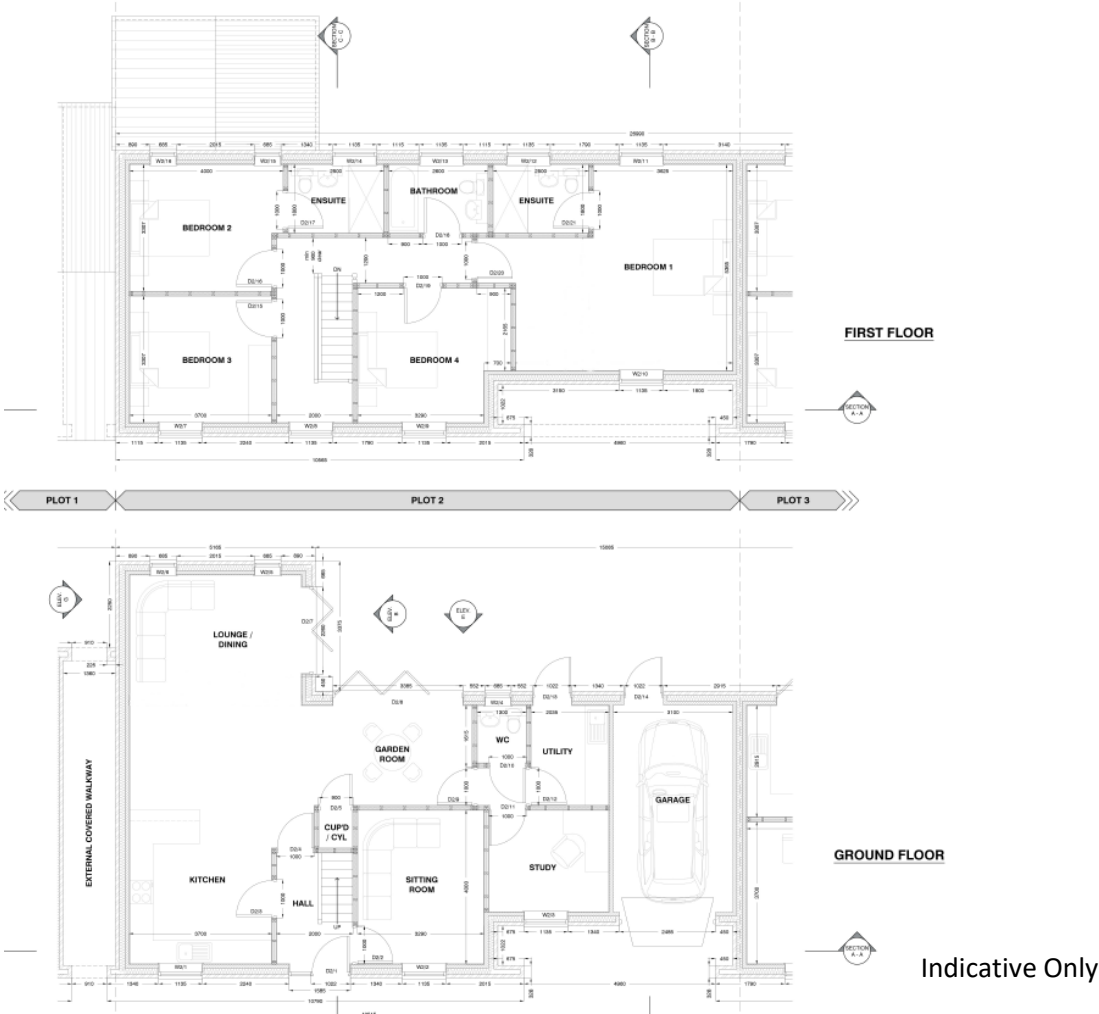
We are required by HMRC to undertake Anti Money Laundering checks for all buyers to the contract. These checks are carried out through iamproperty who will make a charge of £24.00 inclusive of VAT per buyer. We will also need to see proof of funding. We cannot mark a property Sold Subject to Contract until the checks have been satisfactorily completed.

Referral fees

Where we refer a seller/s or a purchaser/s to any of the following providers (and you are welcome to use an alternative). We reserve the right to claim a reasonable commission in respect of such services which will be charged to the third party provider: - Conveyancing Provider to deal with the transfer of title and Surveyor Services. In either instance the fee/commission will not exceed £450 per case. In respect of referrals to Mortgage Advice Bureau the average fee will be approximately £450 but may vary and is case specific. Any such commission does not affect our prices to you but may result in the third party provider's prices being higher than it may otherwise be.

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Floorplans



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