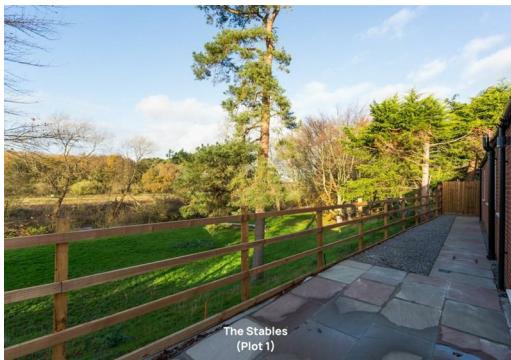


The Stables
(Plot 1)
£645,000

Farrier House
(Plot 2)
£685,000

The Hayloft
(Plot 3)
£615,000



Chapel Garth, Catton, Thirsk Guide Price £615,000

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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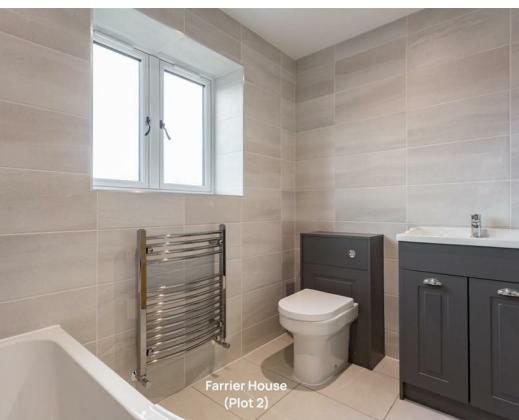
The Hayloft
(Plot 3)



Farrier House
(Plot 2)



Farrier House
(Plot 2)



Farrier House
(Plot 2)



Farrier House
(Plot 2)

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.

Farrier House - Plot 2 - £685,000

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.

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 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.

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 enviable elevated rural views.

Specification Highlights

Each of these impressive new homes comes with the benefit of double glazing and energy efficient air source heat pumps and underfloor heating on all 3 plots with plots 2 and 3 featuring radiators on their first floors.

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

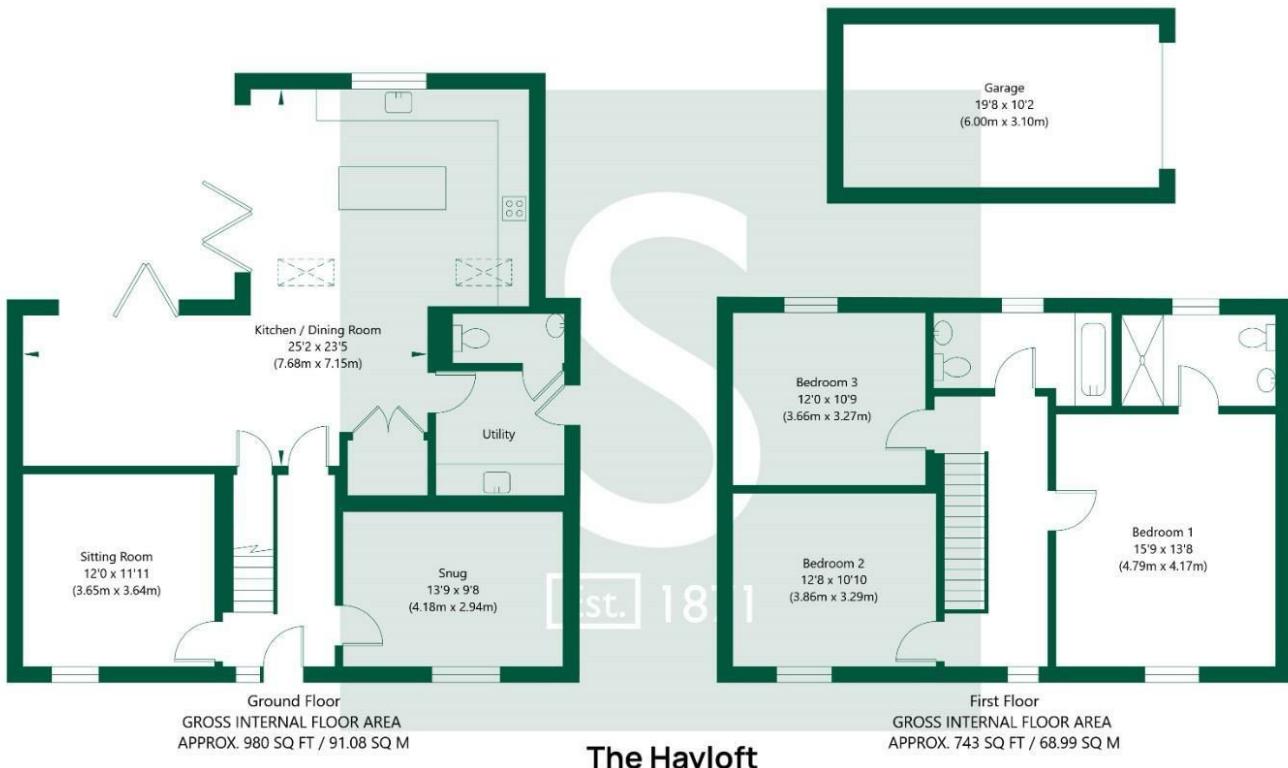
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Council Tax

New Build - To Be Confirmed - North Yorkshire Council

Viewings

Strictly via the selling agent - Stephensons Estate Agents, Easingwold



The Hayloft

NOT TO SCALE - FOR ILLUSTRATIVE PURPOSES ONLY

APPROXIMATE GROSS INTERNAL FLOOR AREA 1723 SQ FT / 160.07 SQ M - (Excluding Garage)

All Measurements and fixtures including doors and windows are approximate and should be independently verified.

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Stephensons

York	01904 625533
Knaresborough	01423 867700
Selby	01757 706707
Boroughbridge	01423 324324
Easingwold	01347 821145
York Auction Centre	01904 489731
Haxby	01904 809900

Partners

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I E Reynolds BSc (Est Man) FRICS
R E F Stephenson BSc (Est Man) MRICS FAAV
N J C Kay BA (Hons) pg dip MRICS
O J Newby MNAEA
J E Reynolds BA (Hons) MRICS
R L Cordingley BSc FRICS FAAV
J C Drewniak BA (Hons)

Associates

N Lawrence

