



St Johns, 2 High Street, Catterick Village, DL10 7LJ
O.I.R.O £650,000



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Nestled in the heart of Catterick Village on High Street, this stunning detached Victorian residence is a true gem waiting to be discovered. Boasting three reception rooms and three bedrooms, this period property exudes charm and character at every turn.

As you step inside, you'll be greeted by impressive features that showcase the grandeur of this home. The property's huge character is evident throughout, offering a unique living experience that is sure to captivate all who enter.

Situated in mature grounds that are bounded by a small beck and open countryside, the setting of this home is truly picturesque. The gated entrance to the courtyard parking adds a touch of exclusivity, while the parking for 11 vehicles provides ample space for both residents and guests.

VESTIBULE 1.93m x 1.56m (6'3" x 5'1")

RECEPTION HALL 4.59m x 1.93 (15'0" x 6'3")

Lovely wide staircase to first floor.

SITTING ROOM (SOUTH) 5.81m into bay x 4.58m (19'0" into bay x 15'0")

A fabulous room with an imposing Marble fireplace & servants bell.

DINING ROOM (SOUTH) 4.93m into bay x 4.53m (16'2" into bay x 14'10")

Another fine fireplace with multi-fuel stove.

KITCHEN/BREAKFAST ROOM 6.36m max x 4.50m (20'10" max x 14'9")

Wall & floor units with woodblock worktops & island breakfast Bar; integrated eye-level electric oven/grill, space for range cooker, integrated dishwasher, fridge/freezer space & 1 & ½ bowl sink. Opening to:

CONSERVATORY (VIEWS) 5.80m x (3.83m max) 2.99m (19'0" x (12'6" max) 9'9")

Great views over the garden & beyond. Power connected.

VESTIBULE

Door to:

Walk-in STORE 4.34m x (2.44m max) 1.00m (14'2" x (8'0" max) 3'3")

Light point & gas boiler.

UTILITY/BOOT ROOM & WC 3.66m x 2.75m (12'0" x 9'0")

Floor units with worktop with inset sink with plumbing for washing machine under. Separate WC.

FIRST FLOOR LANDING 4.24m x 2.62m (13'10" x 8'7")

2.70m/8'10" ceiling height & views over the balustrade to the feature arched stained-glass window.

BEDROOM 1. (VIEWS & SOUTH) 4.84m max x 4.24m (15'10" max x 13'10")

EN SUITE 3.06m x 2.61m (10'0" x 8'6")

Recessed & glazed shower area, washbasin & WC.

BEDROOM 2. (VIEWS & SOUTH) 4.88m x 3.62m (16'0" x 11'10")

BEDROOM 3. (VIEWS) 4.83m x 3.07m (15'10" x 10'0")

INNER LANDING 2.66m x 1.92m (8'8" x 6'3")

'House' BATH/SHOWER ROOM 4.90m max x 2.73m (16'0" max x 8'11")

Claw-foot roll-top bath, separate shower cubicle, twin inset sinks & WC.

OUTSIDE

Stone boundary wall with gates to an extensive gravelled parking area & driveway leading to:

DOUBLE GARAGE 5.19m x 5.09m (17'0" x 16'8")

Wide electric roller door, rear door & side window, strip-light & power.

Adjoining:

WORKSHOP 3.46m x 2.38m (11'4" x 7'9")

Side door, rear window, strip-light & power.

GARDENS & GROUNDS

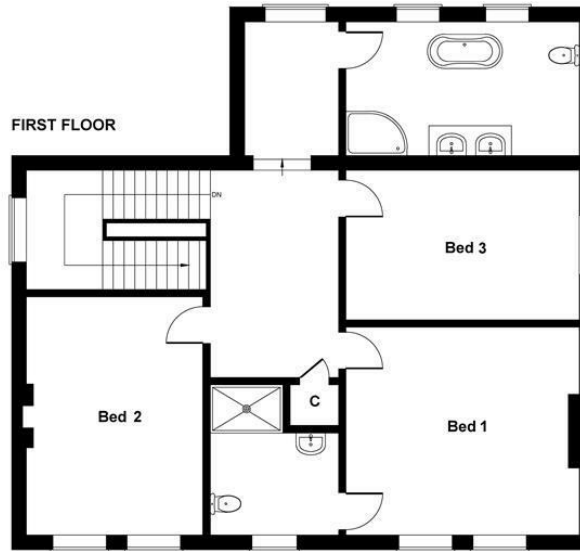
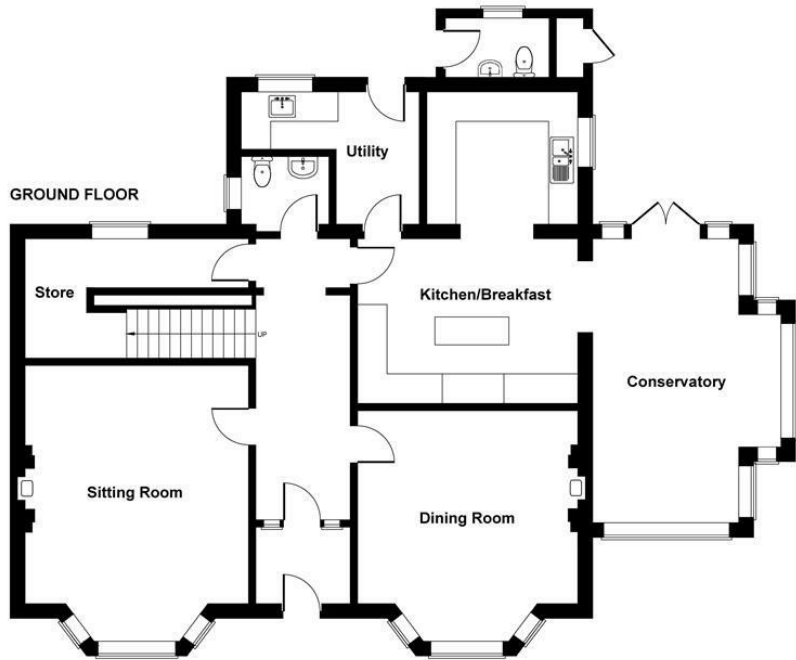
Screened flagged patio area with water feature, cold water tap, outside lighting & log store. Beyond are a summer house, green house, raised beds & Raspberry canes. Useful Gardener's WASHROOM/WC, STORE & BBQ nook. The lawned gardens are mainly on the south side & run down to the beck (part owned). There are mature trees & also an AIR RAID SHELTER.

NOTES

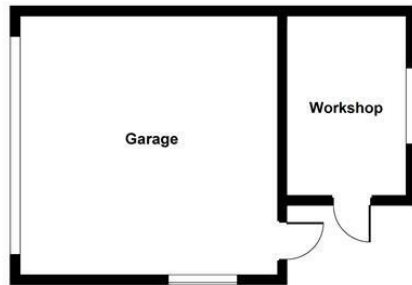
- (1) Council Tax Band: F
- (2) EPC: 56-D
- (3) Gas Central Heating
- (4) Mainly UPVC Double Glazing



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GARAGE & WORKSHOP



SKETCH PLAN FOR ILLUSTRATIVE PURPOSES ONLY
 All measurements walls, doors, windows, fittings and appliances, their sizes and locations, are approximate only. They cannot be regarded as being a representation by the seller, nor their agent.
 Produced by Potterplans Ltd. 2022

Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		

56

76

England & Wales

EU Directive
2002/91/EC



Environmental Impact (CO₂) Rating

	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		

England & Wales

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