



Renton
& Parr

Premium

MANOR HOUSE | OXMOOR LANE | CATTAL | YORK |
NORTH YORKSHIRE | YO26 8EA

**MANOR HOUSE | OXMOOR LANE | CATTAL | NORTH YORKSHIRE
YO26 8EA**

Harrogate 12 miles, York 12 miles, Leeds 25 miles, A1(M) 3.5 miles (all distances approximate)

A charming Grade II listed traditional farmhouse together with a substantial workshop with planning approval to convert into ancillary accommodation, in some 3/4 acre in this convenient North Yorkshire village, between Harrogate and York.

The sale of Manor House offers a rare opportunity to acquire a beautifully presented period property offered on the open market for the first time in 37 years. The principal residence offers light and spacious accommodation, sympathetically modernised and beautifully maintained at the same time retaining many of the original beamed features and high vaulted ceilings.

The outbuildings to the property provide excellent potential for storage or further extension to the house itself, subject to necessary planning approval. There is also a substantial detached former joiners workshop now suitable for a variety of uses including conversion into a self contained accommodation for dependent relative or an excellent home office suite, if preferred, playroom, workshop, garaging for classic cars and motorbikes etc.

The principal dwelling includes a dining hall together with separate lounge and sitting room, together with inner hall, well fitted kitchen and utility room. There is also integral access to the garage.

On the first floor there are four double bedrooms, three with fitted wardrobes, en-suite to bedroom one and house bathroom.

To the outside, as well as the joiners workshop there is also a store room to the front which could be incorporated into the main house, an integral garage, as well as a further single garage and carport. An additional feature to the property are the generous size lawned gardens to rear with open fields beyond.

Cattal is a small yet conveniently village located mid way between Harrogate and York and the nearby village of Kirk Hammerton offer a good range of everyday facilities including village shop, primary school and sporting facilities. The railway station is some 1 mile out of the village provides a frequent service to Leeds, Harrogate and York, in turn give access to London and Edinburgh. A1 motorway is approximately 3.5 miles to the west providing easy access to the motorways infrastructure.





Premium

MANOR HOUSE | OXMOOR LANE | CATTAL | NORTH YORKSHIRE | YO26 8EA



CATTAL

Cattal is a village and civil parish in the Harrogate district of North Yorkshire, it is on the River Ouse and 1 mile east of the A1 road and just off the A59. It is about 4 miles away from Knaresborough. The village is very old. It was mentioned in The Doomsday Book. Despite being a small village it is served by cattal railway station on the Harrogate Line which is slightly north of Cattal. The Cattal Bridge is one of the few places to cross the River Nidd. The Village also has a Roman road that goes through it. It has a pub, The Victoria, close to the railway station and the village.

DIRECTIONS

Travelling north from the market town of Wetherby up the old A1 Boroughbridge road past the Bridge Inn at Walshford and cross the A1(M) over the flyover. At the mini roundabout continue straight on into Hunsingore and after approximately 1 mile into Cattal village. Manor House is on the left hand side immediately after Cattal Moor Lane.

THE PROPERTY

A delightful stone built Grade II listed detached farmhouse of real character and potential to extend the principal accommodation, subject to necessary planning approval, together with useful outbuildings including former workshop and large lawned gardens to rear.

The accommodation benefiting from oil fired central heating and double glazed windows in further detail giving approximate room sizes comprises :-

UTILITY ENTRANCE

3.33m x 2.51m (10'11" x 8'3")
With range of wall and base cupboards, worktops, plumbed for automatic washing machine and dishwasher, oil fired central heating boiler, internal access to garage.

CLOAKROOM

With low flush w.c., wash hand basin with cupboards under, chrome heated towel rail.

LOUNGE

5.44m x 4.62m (17'10" x 15'2")
A wonderful room with vaulted ceiling and exposed beams, double glazed window to front and patio door to rear, feature fireplace with wood burning stove, two radiators.

SITTING ROOM

4.29m x 3.99m (14'1" x 13'1")
Double glazed window to front, ceiling beam, fireplace with multi-fuel burning stove, four wall light points.

DINING ROOM

4.55m x 4.29m (14'11" x 14'1")
With double glazed window to front and front entrance door. Exposed ceiling beams, built in cupboard,

radiator, fireplace with electric fire.

BREAKFAST KITCHEN

4.83m x 2.82m (15'10" x 9'3")
Well-fitted with hand built units by Jeremy Wood including cupboards and drawer, granite worktops and up-stand, under-set one and a half bowl sink unit with mixer tap, integrated appliances including fridge freezer, oven, induction hob. Oil fired AGA in tiled recess, two double glazed windows to rear.

INNER HALL

3.73m x 2.79m (12'3" x 9'2")
Having turned staircase to first floor, radiator in cabinet, double glazed window to rear,

FIRST FLOOR

LANDING

With Velux double glazed window.

BEDROOM ONE

4.29m x 2.67m (14'1" x 8'9") plus door recess
With two double wardrobes with drawers under, double glazed aspect window to front with views over farmland, ancient bridge and River Nidd. Vaulted ceiling with exposed beams, radiator.

EN-SUITE SHOWER ROOM

2.84m x 1.93m (9'4" x 6'4")
A three piece white suite comprising shower cubicle, corner vanity wash basin with cupboards under, low flush

w.c., chrome heated towel rail, double glazed window.

BEDROOM TWO

4.32m x 3.28m (14'2" x 10'9")
Including fitted wardrobes with cupboards above, vaulted ceiling with exposed beam, double glazed aspect window to front, radiator, dressing table.

BEDROOM THREE

3.1m x 2.49m (10'2" x 8'2")
Double glazed aspect window to front, exposed ceiling beam, radiator.

BEDROOM FOUR

2.9m x 2.69m (9'6" x 8'10")
Including double wardrobe with cupboards above, radiator, double glazed window overlooking rear garden.

HOUSE BATHROOM

2.84m x 2.77m (9'4" x 9'1")
Having four piece white suite comprising shower cubicle, shaped bath, low flush w.c., vanity wash basin with cupboards under, heated towel rail, double glazed window, extractor fan, LED ceiling lighting, airing cupboard with insulated tank.

TO THE OUTSIDE

Driveway to the side through wooden gates provides off-road parking for several vehicles. There are a number of outbuildings suitable for a variety of uses including :-



Premium

MANOR HOUSE | OXMOOR LANE | CATTAL | NORTH YORKSHIRE | YO26 8EA

INTEGRAL GARAGE

5.11m x 4.6m (16'9" x 15'1")

With skylight window, electric shutter door, store cupboard.

GARAGE TWO

4.52m x 3.23m (14'10" x 10'7")

CARPORT

4.75m x 2.69m (15'7" x 8'10")

STORE ROOM

6.53m x 4.9m (21'5" x 16'1")

Store with double doors, light and power.

SUBSTANTIAL JOINERS WORKSHOP

14.68m x 6.68m (48'2" x 21'11") plus 8.99m x 3.12m (29'6" x 10'3")

A substantial building and in reality would only require an internal fitout to create a single storey self-contained accommodation if required.

GARDENS

The gardens include a raised lawn garden to front with the main garden to the rear including a sheltered sun-terrace nestling under an established apple tree. stone wall features and large lawned garden with fields beyond. There is also a well which feeds a small pond. Greenhouse, propane gas storage tank and separate oil tank for the AGA, three vegetable frames.

COUNCIL TAX

Band G (from internet enquiry)

PLANNING COMMENT

Planning consent was granted by North Yorkshire Council on the 13th August 2024, decision number Zc24/01649/LB for alterations and a conversion of an existing outbuilding workshop/store to form an ancillary annex with one bedroom.

A copy of the decision notice is available from the selling agents on request.

GENERAL

Room measurements in these particulars are only approximations and are taken to the widest point.

None of the services fittings or equipment referred to in these particulars have been tested and we are therefore unable to comment as to their condition or suitability. Any intending purchasers should satisfy themselves through their own enquiries.

Please note : Only the fixtures and fittings specifically mentioned in these particulars are included in the sale of the property.

Photographs depict only certain parts of the property. It should not be assumed that the contents/furnishings, furniture etc photographed are included in the sale.

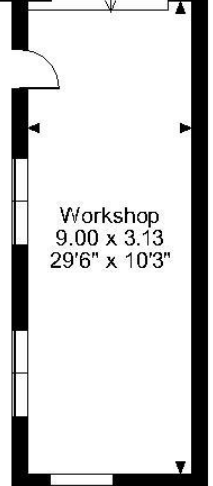
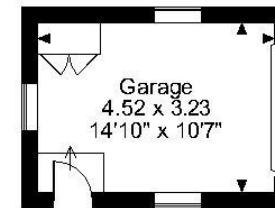
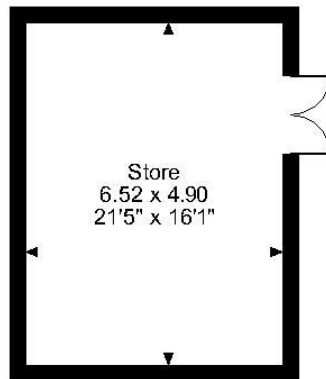
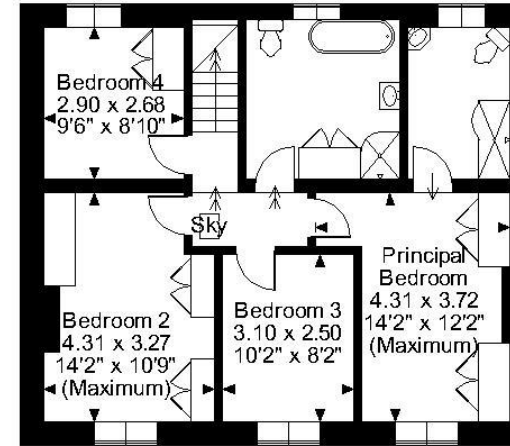
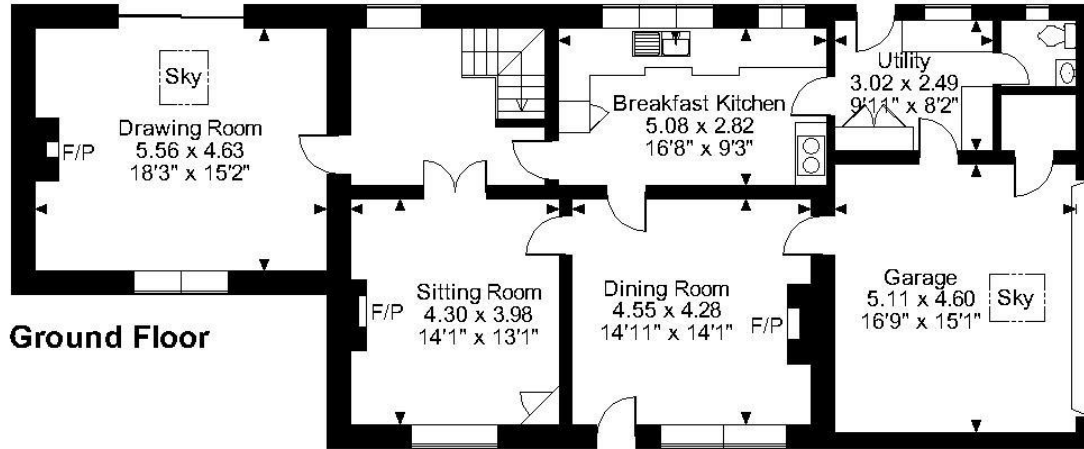
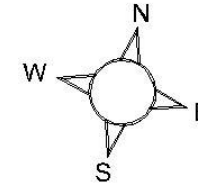
VIEWING

By appointment with the Chartered Surveyors Renton & Parr at their offices, Market Place, Wetherby, Telephone (01937) 582731

Details prepared December 2022



Manor House, Cattal
Approximate Gross Internal Area
Main House = 1,837 sq ft / 171 sq m
Garages = 430 sq ft / 40 sq m
Store = 344 sq ft / 32 sq m
Workshop = 1,370 sq ft / 127 sq m
Total = 3,981 sq ft / 370 sq m



FOR ILLUSTRATIVE PURPOSES ONLY - NOT TO SCALE

The position & size of doors, windows, appliances and other features are approximate only.

© ehouse. Unauthorised reproduction prohibited. Drawing ref. dig/8492671/MSS



Renton & Parr

47 Market Place, Wetherby, West Yorkshire LS22 6LN

T: 01937 582731 | F: 01937 587578 | E: sales@rentonandparr.co.uk | W: rentonandparr.co.uk



MISREPRESENTATION ACT - Renton & Parr Ltd for themselves and for the Vendors or lessors of this property whose agents they give notice that :- 1. The particulars are set out as a general outline only for the guidance of intending purchasers or lessees, and do not constitute, nor constitute part of, an offer or contract. 2. All descriptions, dimensions, references to condition and necessary permission for use and occupation, and other details are given in good faith and are believed to be correct but any intending purchasers or tenants should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to the correctness of each of them. 3. No person in the employment of Renton & Parr Ltd has any authority to make or give any representation or warranty whatever in relation to this property.



Premium

CHARTERED SURVEYORS | ESTATE AGENTS | VALUERS

All-round excellence, all round Wetherby since 1950