









# Catterick Village, North Yorkshire

Catterick Village is a popular village within the DL10 postcode area. It's filled with all the necessities, including a primary school, village shop, garage, pub, and a variety of other local conveniences. The village itself is located just a short distance from the A1, and is perfect for commuters and families who enjoy weekend travel. Nearby, the historic Georgian market town of Richmond provides additional amenities, scenic walks, and local attractions. You're also close to Catterick Garrison, where you'll find further supermarkets, schools, and services.





# Welcome home...

Arrive at Greystones, a thoughtfully crafted stone home set on a generous corner plot. Gated access leads to two separate driveways — one to the main garage, the other to a useful workshop-sized space. The front garden, with its well-kept lawn and raised corner planters, offers a welcoming space to return to. It's a place where children and pets can play safely, and where you can enjoy the quiet rhythm of tending to seasonal plants.

Step through the front door and into a welcoming hallway, with rooms branching off in every direction. A convenient WC is tucked just off the hall, along with space for coats and shoes to help keep the entrance clutter-free. At the heart of the home lies the spacious open-plan kitchen, located at the rear of the property. With its own access from the driveway, unloading shopping is easy — and everything has its place in the soft grey country-style cabinets. A Belfast sink, Range cooker, and integrated dishwasher make everyday cooking feel effortless. Enjoy morning coffee and family meals around a large kitchen table...this is the hub and heart of this home.













## Dine and Relax..

For more formal occasions, double doors lead from the kitchen into a dedicated dining room. The remaining open-plan space is bright and adaptable — a relaxed area for family time or gatherings with friends. Patio doors open onto the private rear garden, inviting you to enjoy indoor-outdoor living on warmer days.

At the front of the home, a separate living room offers a quiet retreat. A statement fireplace with a log-burning stove draws the eye and sets the tone for cosy evenings. It's the kind of space that comes into its own during the colder months — perfect for curling up in the warmth of the fire with a good book or your favourite series.







## Let's head upstairs

Heading up to your beautifully appointed main bedroom, where elegance meets serenity. French doors open onto a balcony, inviting in natural light and offering uninterrupted views across picturesque open fields.

Generous fitted wardrobes provide ample storage keeping the space clutter free. The luxurious ensuite is a true showpiece—designed and finished to the highest standards, it features exquisite tiling, a spacious walk-in shower, and a statement freestanding bath perfect for unwinding in style.

Start each day by throwing open the balcony doors, sipping your morning coffee as you take in the peaceful countryside vistas, before refreshing in your spa-inspired ensuite. This is refined living at its very best.









## and relax...

Positioned at the front of the home, Bedroom Two is a spacious, light-filled retreat with picturesque views over the front garden and surrounding village. Featuring a warm wooden floor and a jack and jill en suite with the room next door, it offers both comfort and style; an ideal space for growing children or visiting guests.

Just across the hall, you'll find the beautifully finished family bathroom. Designed with relaxation in mind, it boasts a luxury Jacuzzi bath; perfect for sinking into a soothing bubble bath with a glass of wine and a good book after a long day. This space truly brings spa-like indulgence into the everyday.







## Explore further...

Situated at the rear of the property, Bedroom Three is a generously proportioned and beautifully bright space, enjoying stunning views over the landscaped garden and rolling countryside beyond. Mirroring the elegance of the main suite, this room features French doors opening onto a balcony, complemented by an additional window that floods the space with natural light. Warm wooden flooring adds character and comfort, while fitted wardrobes provide storage.

A stylish private ensuite completes the room, making it an ideal haven for family members or guests.







# Step outside...

Greystones is perfectly positioned on a generous, wraparound plot that offers outdoor enjoyment from sunrise to sunset. Whether it's sipping your morning coffee, or unwinding with a glass of wine as the sun goes down, this home invites you to enjoy every moment. The expansive front lawn creates a welcoming entrance and provides ample space for children to play or for hosting unforgettable gatherings with family and friends. A sweeping driveway leads to a double garage and offers parking for several vehicles; ideal for busy households or entertaining guests.

To the side and rear, the garden transitions into a fully paved area, beautifully dressed with plant pots and stylish outdoor furnishings. This versatile space is perfect for al fresco dining, relaxed weekends, and sharing time with loved ones.

Greystones isn't just a house; it's a lifestyle.





# Annex Options...

One of the standout features of this property is the beautifully integrated, self-sufficient annex; offering exceptional flexibility for modern living. Whether you're accommodating extended family, giving older children their own space, or generating income through holiday letting, this annex caters to a variety of needs.

The kitchen is spacious and is a blend of style and practicality. A striking range cooker takes centre stage, complemented by stylish cabinetry and ample room for a dining table.

Just off the kitchen, a large lounge provides a welcoming retreat. There's plenty of space for plush seating, making it an ideal spot to unwind and enjoy a film.

Adjacent to the lounge is a separate dining room, which could easily serve as a third bedroom depending on your requirements.

The ground floor also includes a well-appointed family bathroom—complete with a bath, ideal for evening relaxation.

Upstairs, the annex offers two double bedrooms. The principal bedroom boasts countryside views through elegant French doors that open onto a Juliet balcony, along with the added luxury of an ensuite shower room. The second bedroom is equally spacious and overlooks the front garden, providing a peaceful and private outlook.

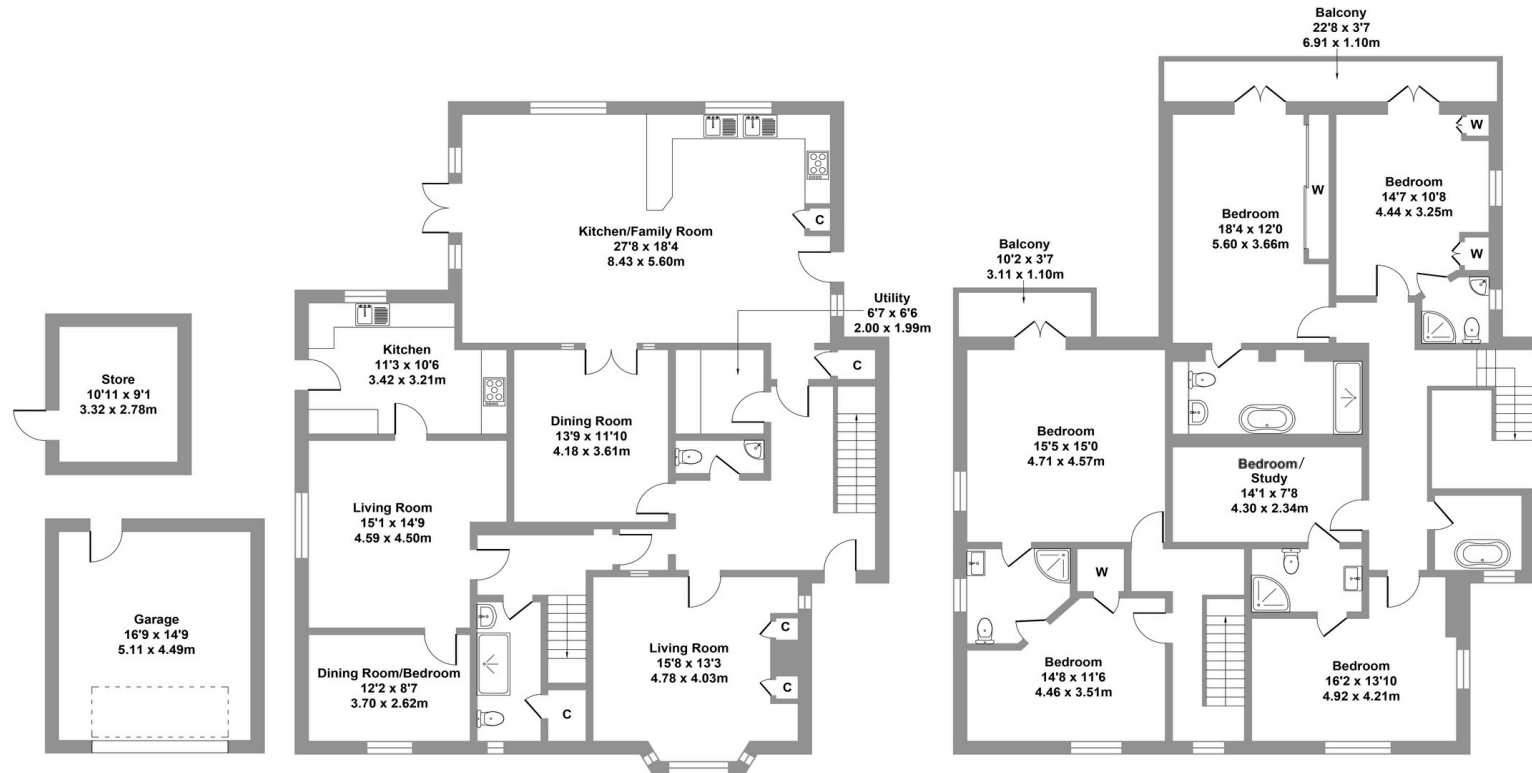








**Greystones, Swale Lane, Catterick Village**  
**Total area approx. 367.0 sq. meters (3950.2 sq. feet)**



**Outbuildings**  
**Approx. 32.1 sq. meters (345.5 sq. feet)**

**Ground Floor**  
**Approx. 173.5 sq. meters (1867.5 sq. feet)**

**First Floor**  
**Approx. 161.4 sq. meters (1737.2 sq. feet)**

**LOVE PROPERTY**

Whilst every attempt has been made to ensure the accuracy of the floorplans contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is not drawn to scale and is for illustrative purposes only & should be used as such by any prospective purchaser. Created especially for Love Property by Vue3sixty Ltd

**Finer Details...**

Postcode: DL10 7LG

Heating:

Council Tax: E

Freehold

EPC rating: C