



East Farm Barn, Main Street,  
Low Catton, YO41 1EA  
Offers In The Region Of £595,000



## ABOUT THE PROPERTY

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Situated in the highly sought-after village of Low Catton, East Farm Barn is a beautifully presented single-storey barn conversion that combines contemporary styling with characterful features and high-quality finishes throughout. Thoughtfully designed, the property offers versatile accommodation that perfectly suits modern living.

At the heart of the home is a stunning open-plan living kitchen, designed to be bright and welcoming. Large glazed openings, French doors, and electronically operated Velux roof windows flood the space with natural light, while engineered oak flooring with underfloor heating enhances comfort. A beautiful white Jotul log burner provides a striking focal point, and the contemporary kitchen is fitted with modern units, granite work surfaces, and integrated appliances, balancing style with practicality.

The principal bedroom suite boasts bi-folding doors opening to a private patio, a dedicated dressing room, and a stylish en-suite shower room. A second generous double bedroom offers further comfort, while a separate snug provides excellent flexibility, easily serving as a third bedroom, home office, or additional reception area. A beautifully finished family bathroom with a freestanding bath completes the internal layout, with carefully selected materials complementing the barn's character.

Externally, the property benefits from thoughtfully designed outdoor spaces. An electric gated entrance opens to secure parking, while an attractive archway leads to a private courtyard garden. A second garden features a patio seating area, mature planting, an elegant willow tree, the village's last remaining well, and a potting shed, backing onto open fields and offering a tranquil rural outlook.

East Farm Barn presents a rare opportunity to acquire a distinctive and stylish home in a desirable village location, offering countryside charm while remaining conveniently accessible to York and the surrounding road network.







## THE ACCOMMODATION COMPRISES;-

### GROUND FLOOR

#### ENTRANCE HALL

2.00 x 1.85 (6'6" x 6'0")

Composite front entrance door and skylight.  
Engineered oak flooring with under floor heating,  
feature glass sliding door leading into;-

#### OPEN PLAN LIVING AREA

8.99 x 3.47 (29'5" x 11'4")

French doors to front and rear with built in electronic  
blinds, window to rear, 2x electronic velux windows  
with solar blinds.

Engineered oak flooring with under floor heating,  
white Jotul log burner.

Kitchen comprising of wall and base units with granite  
work surfaces, sink unit, integrated appliances  
including fridge freezer, Neff double oven and Neff  
hob and washing machine.

#### MASTER BEDROOM

4.08 x 3.71 + wardrobes (13'4" x 12'2" + wardrobes)

Aluminium bi-folding doors to front with built in  
electronic blinds and electronic velux window with  
solar blind.

Solid oak parquet flooring, cast iron radiator built in  
wardrobes (one housing gas fired central heating  
boiler).

#### DRESSING ROOM

2.61 x 1.80 (8'6" x 5'10")

Engineered oak flooring with under floor heating, built  
in wardrobes, loft access to part boarded loft with loft  
ladder.

#### EN SUITE

2.53 x 1.38 (8'3" x 4'6")

Window to side.

Suite comprising walk in shower with waterfall head  
and additional attachment, Fired Earth copper and  
porcelain hand basin in bespoke washstand and low  
flush WC. Microcement walls, tiled flooring with under  
floor heating, wall hung radiator and extractor fan.

#### BEDROOM TWO

3.94 x 3.52 (12'11" x 11'6")

Aluminium bi-folding doors to rear with built in  
electronic blinds.

Engineered oak flooring with under floor heating, fitted  
cupboards and ornate radiator.

#### SNUG / BEDROOM THREE

3.48 x 3.41 (11'5" x 11'2")

Large picture window to side with built in electronic  
blinds.

Engineered oak flooring with under floor heating and  
cast iron radiator.

#### BATHROOM

Velux sun tunnel to ceiling.

Suite comprising freestanding bath, wash hand basin  
and low flush WC. Microcement walls, tiled flooring  
with under floor heating, wall hung radiator and  
extractor fan.

#### ADDITIONAL INFORMATION

#### SERVICES

LPG Heating, Mains Water, Electricity and Waste  
Treatment Unit. Telephone connection subject to  
renewal by British Telecom.

#### APPLIANCES

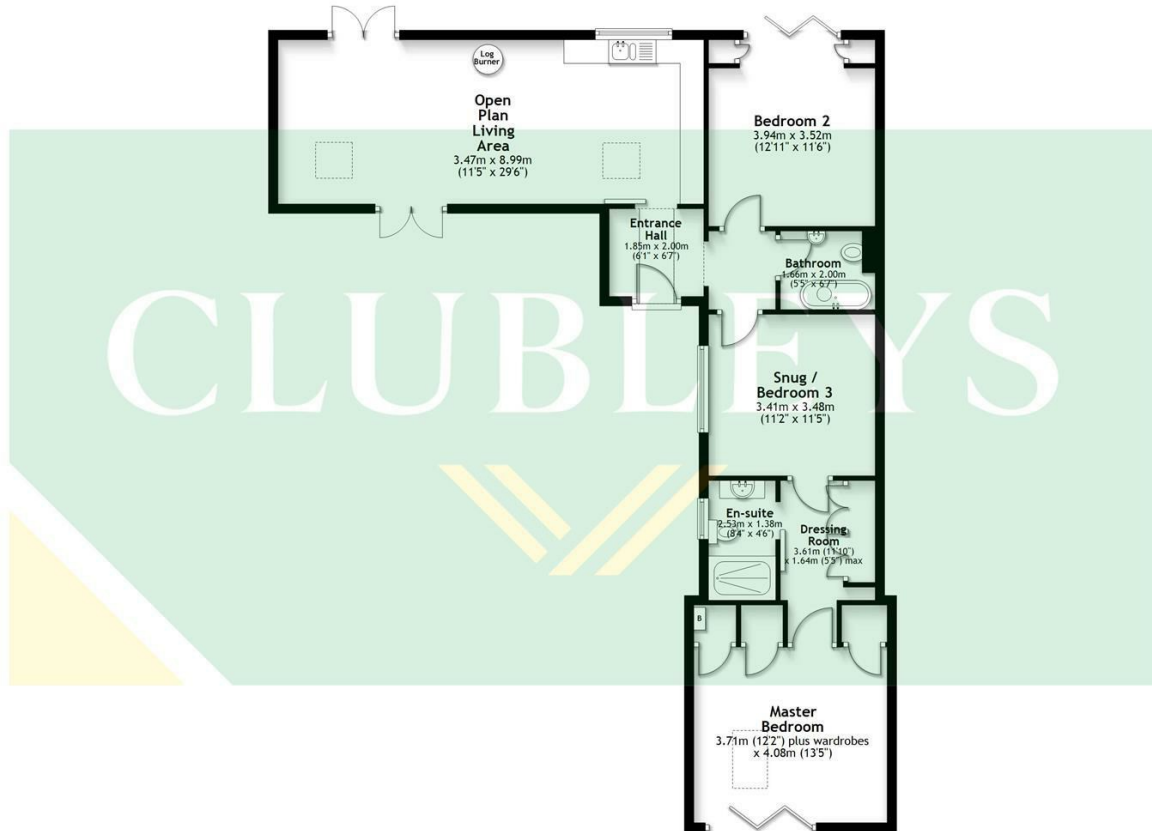
None of the appliances have been tested by the  
agent.

#### OUTSIDE

To the front, an electric gated entrance opens into an  
ample secure parking courtyard area, while an  
attractive paved archway with log store leads to a  
further private courtyard garden. The rear garden  
features a patio seating area, mature planting, an  
elegant willow tree, the village's last remaining well,  
and a potting shed, backing onto open fields.



**Ground Floor**  
Approx. 96.5 sq. metres (1039.2 sq. feet)



Total area: approx. 96.5 sq. metres (1039.2 sq. feet)

**VIEWING**

By appointment with the Agent.

**OPENING HOURS**

9 am to 5.30 pm Monday to Friday and 9 am to 3 pm Saturday

**FREE VALUATIONS FOR SALE**

If you are considering selling or letting your property, we offer a free, no obligation valuation service and would be pleased to discuss your individual requirements with you. Please ring 01430 874000 for further information or to arrange for one of our Valuers to call.

**MATERIAL INFORMATION**

For broadband coverage, prospective occupants are advised to check the Ofcom website:- <https://checker.ofcom.org.uk/en-gb/broadband-coverage>. For mobile coverage, prospective occupants are advised to check the Ofcom website:- <https://checker.ofcom.org.uk/en-gb/mobile-coverage>

We may receive a commission, payment, fee, or other reward or other benefit (known as a Referral Fee) from ancillary service providers for recommending their service to you. Details can be found on our website.

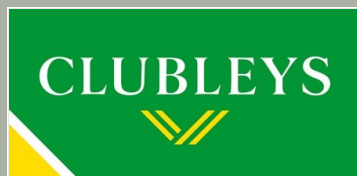
**MORTGAGES**

We are keen to stress the importance of seeking professional Mortgage advice and would recommend that an appointment be made to see Faye Rowland (Holmefield Financial Solutions), Mortgage and Protection Advisor by phoning her on 07540 536891 or e-mail [Faye@holmefieldsolutions.co.uk](mailto:Faye@holmefieldsolutions.co.uk) or by contacting any member of staff. A broker fee of £199 will be charged on application. Your home may be repossessed if you do not keep up repayments on your mortgage. Holmefield Financial Solutions is an appointed representative of First Complete Ltd., which is authorised and regulated by the Financial Conduct Authority.

Please note that this floor plan is not to scale and is only intended as a guide to layout. All measurements provided are approximate and for guidance purposes only. If there is any point which is of a particular importance to you, please contact the office and we will be pleased to check the information, particularly if you contemplate travelling some distance to view the property.

**AGENTS NOTES**

For clarification, we wish to inform prospective purchasers that we have not carried out a detailed Survey, nor tested the services, appliances and specific fittings for this property.



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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	42	55
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC	

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Photograph disclaimer – In order to capture the features of a particular room we will mostly use wide angle lens photography. This will sometimes distort the image slightly and also has the potential to make a room look larger. Please, therefore, refer also to the room measurements detailed within this Brochure.