



Chapel Garth, Catton, Thirsk

£615,000

Stephensons
land & new homes

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Chapel Garth,
Thirsk
YO7 4BY

Est. 1871

£615,000

MEET THE DEVELOPERS - Join us on Saturday 6th June from 1pm-4pm, where Byland Developments will be on hand all afternoon to show you around, answer your questions and hopefully introduce you to your new home.

Welcome to The Hayloft, a deceptively spacious barn conversion inspired home set within a stunning new development of just 3 new homes on the rural fringes of a picturesque village. Featuring 2 formal receptions, an outstanding dining kitchen and 2 luxurious bathrooms, this unique new home offers the perfect balance of countryside tranquillity and contemporary sophistication.

Crafted by a respected, North Yorkshire based family-run developer, this highly energy-efficient home blends contemporary design with timeless character and forms part of an exclusive development of just 3 exceptional new homes in a picturesque rural village just 4 miles from Junction 50 of the A1(M), 5 miles from Thirsk and around 20 miles from both Harrogate and York.

The Hayloft features 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.

SPECIFICATION HIGHLIGHTS

Each of these impressive new homes comes with the benefit of double



Tenure: Freehold
Services/Utilities: Electricity, Water and Sewerage are understood to be connected
Broadband: TBC
EPC Rating: B - 84
Council Tax: New Build - To Be Confirmed - North Yorkshire Council
Current Planning Permission: No current valid planning permissions

*Download speeds vary by broadband providers so please check with them before purchasing.



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.

LOCATION HIGHLIGHTS

Chapel Garth at Catton seamlessly blends country lifestyle with modern living. With views of The Dales to the West and The Moors to the East, Catton is a peaceful yet well connected village set amongst unspoiled North Yorkshire countryside. On your doorstep you will find a charming village green, pleasant walks along the River Swale and the Catton Kitchen on your doorstep – a market garden and brunch spot. Slightly further afield you will find the Thirsk Rail Station for East Coast Mainline to York/London/Edinburgh and Tanspennine links to Leeds and beyond (4.5 miles), primary and secondary schools with 3 and 6 miles respectively.

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.

AGENTS NOTE

Imagery Disclaimer: Some photographs and videos within these sales particulars may have been digitally enhanced or edited for marketing purposes. They are intended to provide a general representation of the property and should not be relied upon as an exact depiction.

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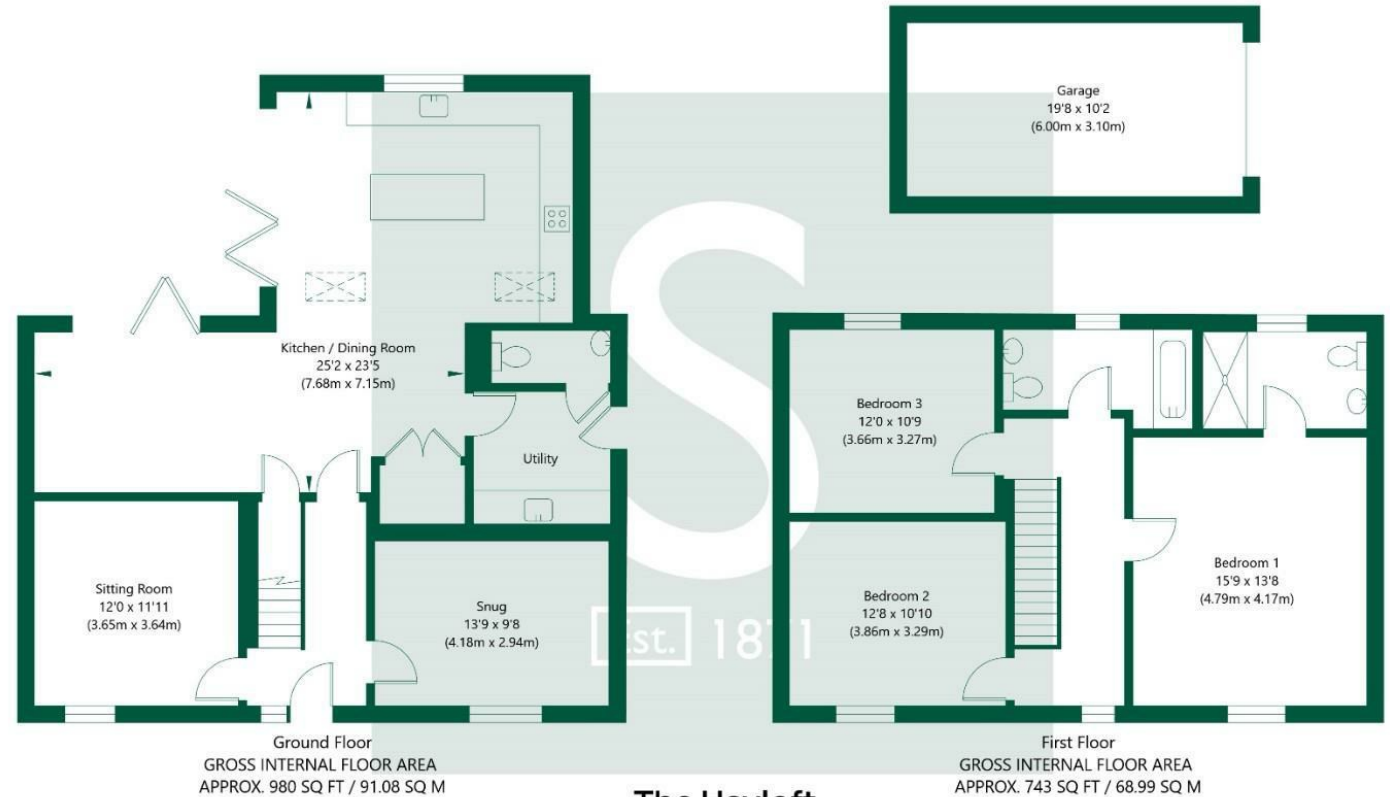
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Plot 3 Chapel Garth, Catton, Thirsk, YO7 4BY



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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