



Main Street, Low Catton, York, YO41 1EA

- No Onward Chain • A beautifully presented modern family home in a highly desirable location • Over 4000 sqft of internal accommodation • Open plan kitchen/living/dining room with a part vaulted ceiling with exposed timber beams • Various reception rooms, multiple with fires • Five double bedrooms, multiple en-suites & a family bathroom • Detached double garage • Spacious garden with two timber outbuildings & a growing area • Off street parking for multiple cars • EPC = D

Guide Price £995,000

Situated in the highly regarded village of Low Catton, this impressive and substantial family home enjoys an enviable position within easy reach of the historic city of York, the thriving market town of Pocklington and the well-served village of Stamford Bridge. Low Catton itself offers a charming rural setting surrounded by open countryside, while still providing convenient access to a wide range of amenities, excellent schooling and transport links. York is just a short drive away and provides extensive shopping, restaurants, cultural attractions and mainline rail connections, while nearby Stamford Bridge offers everyday facilities including shops, cafes, pubs and schools.

Occupying a generous plot, the property provides over 4,000 sq ft of internal accommodation, complemented by a range of useful outbuildings, a large detached garage and attractive landscaped gardens.

At the heart of the home is a superb open-plan kitchen/dining/living space, designed perfectly for modern family life and entertaining. The kitchen is fitted with a range of cabinetry and a central island with breakfast seating, while the dining area comfortably accommodates a large table. Roof lights and wide glazing ensure the space is filled with natural light, creating a bright and welcoming environment that flows seamlessly into the living area.

The ground floor continues to impress with a variety of well-proportioned reception spaces including a formal living room, family room and a separate dining room, providing flexibility for both everyday living and entertaining. A dedicated home office offers the ideal work-from-home environment, while a utility room, pantry and cloakroom add practicality to the layout.

Upstairs, the property offers five generous bedrooms, making it perfectly suited to growing families. The principal bedroom benefits from its own en-suite bathroom, while two additional bedrooms also enjoy en-suite facilities. A well-appointed family bathroom serves the remaining bedrooms.

Externally the property is equally impressive. The plot extends to include well-maintained gardens, ample driveway parking and a large detached garage. In addition, a number of outbuildings provide excellent flexibility and could be used as a home office, gym, workshop or hobby space, depending on individual needs.

This is a rare opportunity to acquire a substantial village home offering extensive accommodation, versatile outbuildings and generous outdoor space, all within easy reach of York and the surrounding East Yorkshire countryside.





A SUBSTANTIAL FAMILY HOME WITH OVER 4000 SQFT & NO ONWARD CHAIN



R M English Ltd, 2 Railway Street, Pocklington, YO42 2QZ Tel: 01759 303202



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E	62	69
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	

Environmental Impact (CO ₂) Ra		0	0
		Current	Potential
Very environmentally friendly - lower CO ₂ emissions			
(92-100)	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, Scotland & Wales		EU Directive 2002/91/EC	

Viewing strictly by appointment

Tenure Freehold

Council Tax Band F

Local Authority East Riding of Yorkshire Council

Services Mains water & electric. Oil fired central heating. New waste treatment plant to be installed by the current vendors.



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Offices in York, Pocklington and Market Weighton

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Approx. Gross Internal Floor Area 4065 sq. ft 377.62 sq. m
Outbuildings 491 sq. ft 45.64 sq. m
Garage 525 sq. ft 48.79 sq. m
Total 5081 sq. ft 472.05 sq. m

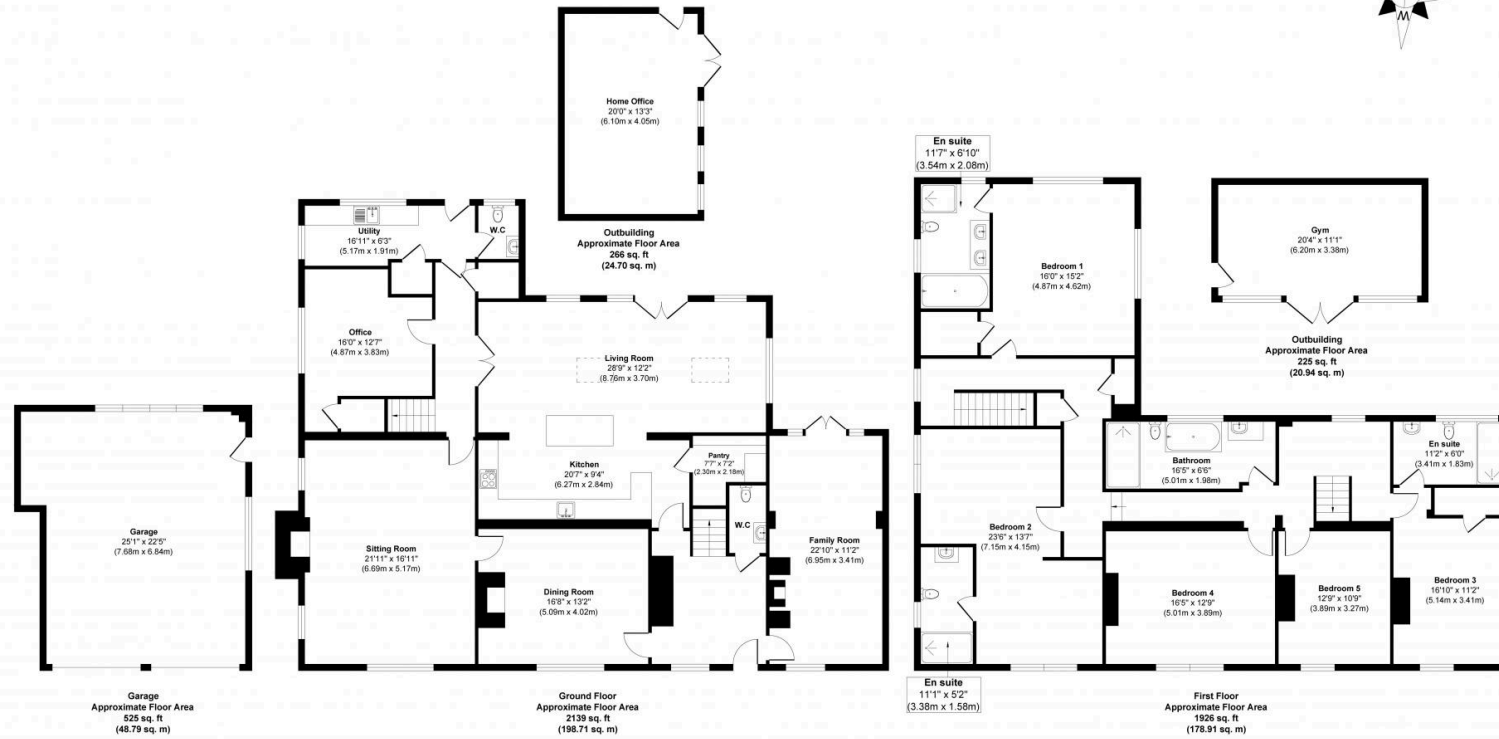
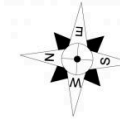


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