



3 FIELD VIEW

CATTON | THIRSK | NORTH YORKSHIRE | YO7 4SR

Constructed in 2020 to a high specification, 3 Field View is an outstanding detached family home offering almost 2,900 sq ft of beautifully appointed accommodation, including a double garage.

Immaculately presented throughout, the property features four generous bedrooms, elegant reception rooms and a superb open-plan living kitchen, all finished to an exacting standard and perfectly suited to modern family living.

Occupying one of the finest positions within this exclusive development, the property enjoys delightful open views to both the front and rear. Beautifully landscaped gardens, generous lawns and extensive entertaining terraces create an exceptional outdoor setting.

Catton is a charming and highly regarded village lying between Thirsk and Ripon, surrounded by attractive North Yorkshire countryside. Offering an enviable blend of peaceful rural living and excellent accessibility, the village is just a short drive from Thirsk's excellent range of amenities, mainline railway station and the A1(M) and A19, making it an ideal location for both commuting and country life.

ACCOMMODATION

GROUND FLOOR

- Reception hall
- Sitting room
- Snug/Study
- Open plan living kitchen
- Utility room
- Cloakroom

FIRST FLOOR

- Landing
- Principal bedroom with dressing room and en-suite shower room
- Guest bedroom
- Two further double bedrooms
- House bathroom

EXTERIOR

- Tarmac driveway
- Front garden
- Integral garage
- Expansive landscaped gardens
- Mediterranean dry garden
- Dining and entertaining terraces

A particularly impressive reception hall creates a superb first impression, setting the tone for the quality and scale of the accommodation beyond. A contemporary oak and glass staircase rises elegantly to the first floor, creating a striking architectural focal point, whilst large-format porcelain floor tiles, recessed ceiling lighting and a fresh, neutral colour palette enhance the light and spacious atmosphere.

Beautifully proportioned and skilfully designed, the hall provides an excellent sense of flow throughout the home, with doors leading to the principal reception rooms, snug/study, cloakroom and utility room. Wide openings draw the eye through to both the sitting room and the magnificent open-plan living kitchen beyond, creating an immediate feeling of space and connectivity that is perfectly suited to modern family living.

The property is heated via an energy-efficient air source heat pump, with underfloor heating extending throughout the ground floor to provide consistent comfort and further complement the clean, uncluttered interior.





The sitting room is a superb principal reception room of impressive proportions, providing an elegant and comfortable space for both everyday family living and entertaining. A contemporary recessed fireplace incorporating a wood-burning stove creates an attractive focal point, whilst the generous dimensions allow for a variety of seating arrangements without compromising the sense of space.

Flooded with natural light, the room enjoys a large side window together with an impressive full-width set of contemporary bi-folding doors opening directly onto the rear terrace. These frame delightful views across the landscaped gardens and open countryside beyond, creating a seamless connection between the interior and outdoor living spaces and making this an exceptional room to enjoy throughout the seasons.



Positioned to the front of the property, the study is a bright and versatile room enjoying attractive open views across the surrounding countryside. Currently arranged as a home office, it provides an ideal environment for home working, benefiting from excellent natural light and generous proportions that comfortably accommodate office furniture.

Equally suited as a snug, playroom or ground floor bedroom if required, this adaptable room offers valuable flexibility to meet the changing needs of modern family life, making it an ideal additional reception space or quiet retreat away from the principal living areas.



Utility Room

Accessed off the reception hall, the utility room provides an excellent practical space, designed to keep household tasks separate from the principal living accommodation.

Fitted with an extensive run of contemporary base units beneath marble-effect work surfaces incorporating a double stainless-steel sink, the room offers generous preparation and storage space together with plumbing and space for a washing machine and tumble dryer.



Cloakroom

The cloakroom has been stylishly appointed with a contemporary concealed cistern WC and vanity wash hand basin with storage beneath, complemented by a feature illuminated circular mirror and recessed display shelving.

Finished in a modern palette with quality fittings throughout, it provides an attractive and practical facility for both family and guests.





Undoubtedly the heart of the home, the superb open-plan living kitchen has been thoughtfully designed to create an exceptional space for modern family life and entertaining. Flooded with natural light from three large roof lanterns and an impressive set of contemporary bi-folding doors opening onto the rear terrace, the room enjoys a seamless connection with the beautifully landscaped gardens and delightful open countryside beyond.

The kitchen is fitted with an extensive range of contemporary cabinetry, beautifully complemented by quartz work surfaces and matching upstands. A substantial central island forms a striking focal point, incorporating a breakfast bar, inset sink with a mixer tap with spray attachment, and extensive storage beneath, creating the perfect space for informal dining and socialising. A comprehensive range of integrated appliances includes twin ovens, an electric hob with extractor, dishwasher and full-height fridge and freezer, whilst recessed lighting and large-format porcelain floor tiles complete the contemporary finish.

Beyond the kitchen, there is ample space for a large family dining table and relaxed seating, creating a wonderfully versatile living environment equally suited to everyday family life and larger-scale entertaining. The bi-folding doors open directly onto the stone-flagged terrace, effortlessly extending the living space outdoors during the warmer months and making the most of the property's exceptional gardens and rural outlook.



3 Field View, Catton, Thirsk, YO7 4SR

Approximate Gross Internal Area
Ground Floor = 1844 sq ft / 171.3 sq m
First Floor = 1062 sq ft / 98.7 sq m
Total = 2906 sq ft / 270.0 sq m
(Including Garage)

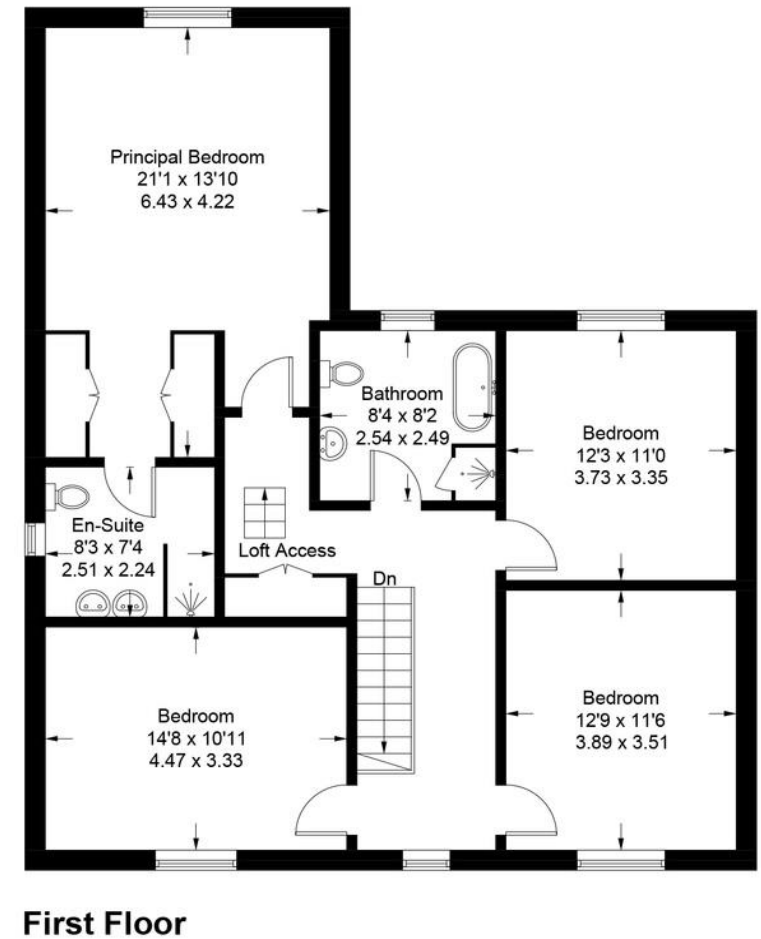
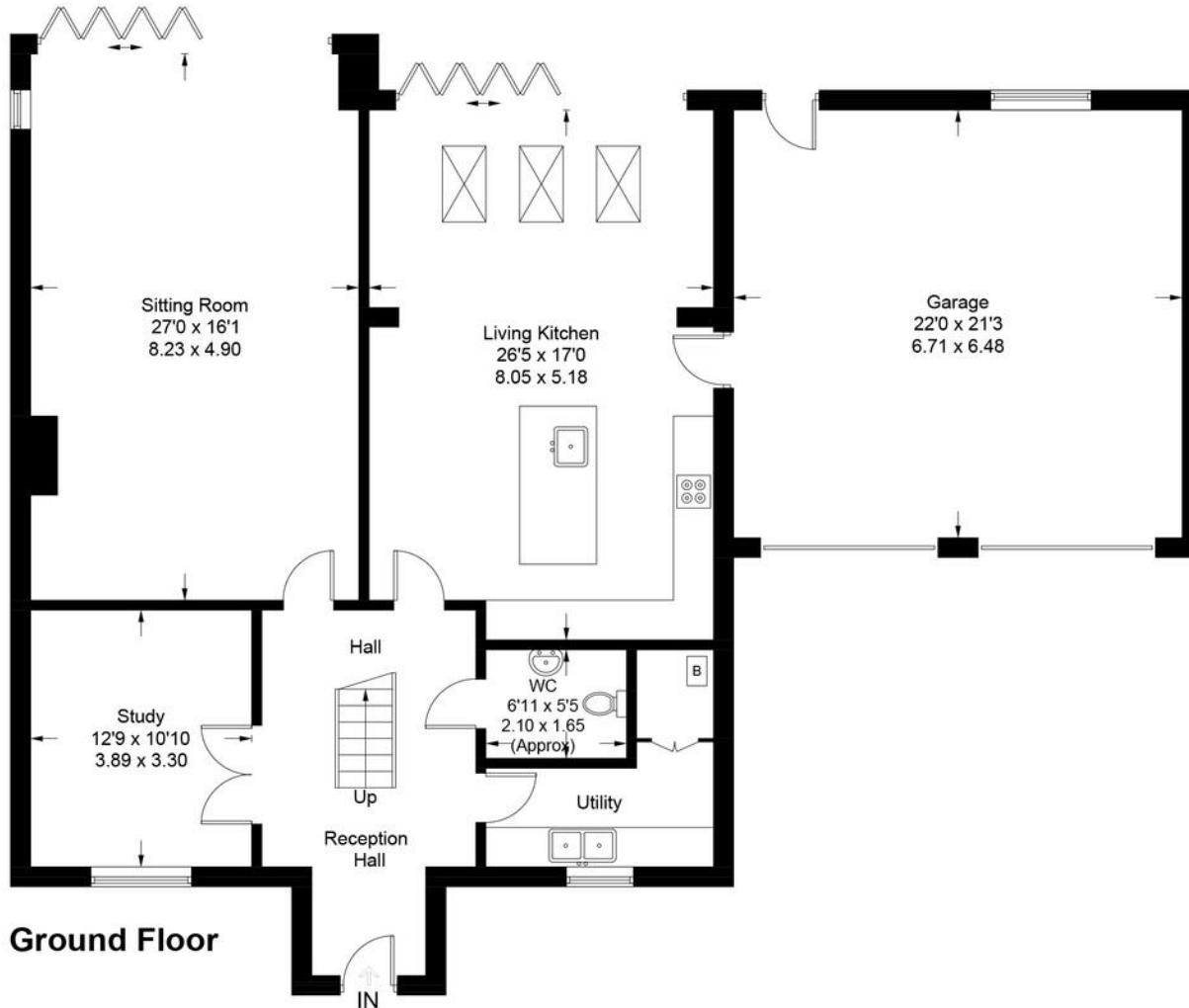


Illustration for identification purposes only, measurements are approximate, not to scale.

FIRST FLOOR

A spacious and light-filled first floor landing creates an attractive central approach to the bedroom accommodation. A striking feature window over the staircase floods the space with natural light whilst providing delightful views over the surrounding gardens. The landing is finished with fitted carpeting and benefits from a useful linen cupboard and loft access, with doors leading to all three double bedrooms, the family bathroom and separate shower room.





The principal bedroom suite is an exceptionally generous and beautifully appointed retreat, offering an impressive sense of space together with a calm and contemporary aesthetic. A large window frames delightful views across the surrounding countryside, filling the room with natural light and creating a wonderfully peaceful atmosphere. There is ample space for a super king-size bed and additional bedroom furniture, with soft fitted carpeting, recessed ceiling lighting and tasteful neutral décor combining to create a luxurious and relaxing environment.

A dedicated dressing area leads seamlessly from the bedroom and is fitted on both sides with an extensive range of bespoke full-height wardrobes, providing hanging and storage space whilst maintaining the clean, uncluttered feel of the suite.

The en-suite shower room has been finished to a particularly high standard, featuring large-format porcelain tiling with underfloor heating and a contemporary suite comprising a walk-in rainfall shower with glazed screen, twin wall-mounted vanity units with integrated wash hand basins, a concealed cistern WC and illuminated mirrored cabinet. A recessed display shelf, chrome heated towel radiator and window providing natural light and ventilation complete this stylish and beautifully designed space.

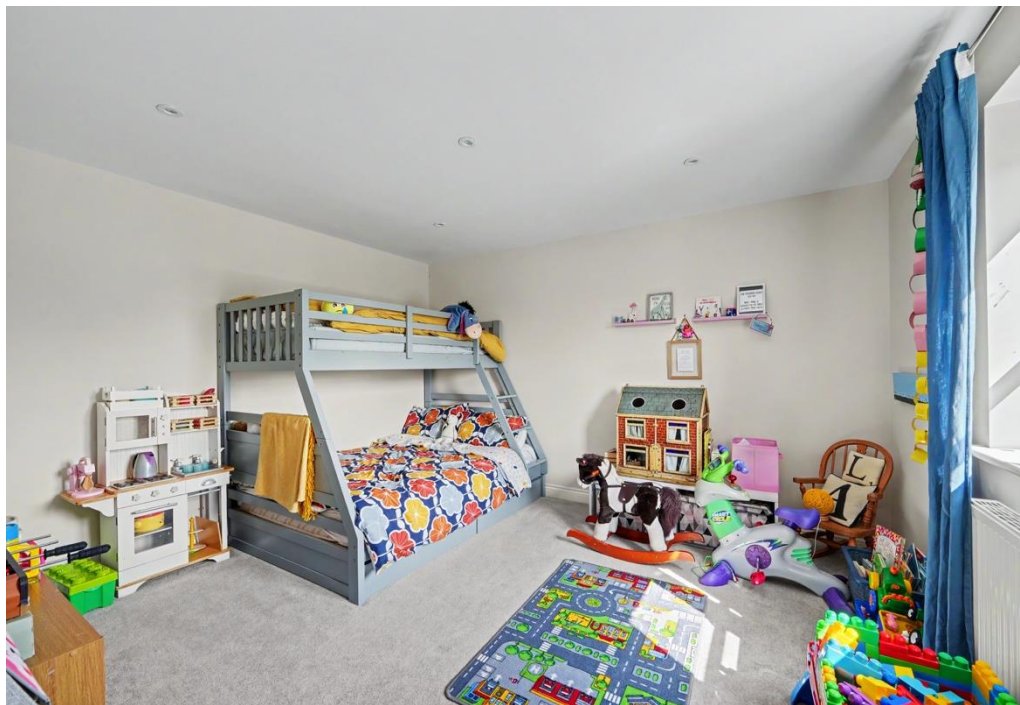
Bedroom Two

Bedroom two is an excellent double bedroom, beautifully presented and enjoying a pleasant outlook over the surrounding countryside. The room offers generous proportions with ample space for a double bed and freestanding bedroom furniture, whilst recessed ceiling lighting, fitted carpeting and a soft neutral colour palette create a bright and welcoming atmosphere. Well suited as a guest bedroom or for older children, it is a comfortable and versatile room that complements the quality of the principal accommodation.

Bedroom Three

Bedroom three is another well-proportioned double bedroom overlooking the surrounding countryside, offering flexible accommodation to suit a variety of needs. Currently arranged as a guest bedroom with a small study area, the room comfortably accommodates a double bed together with additional furniture, making it equally suitable as a teenager's bedroom, home office or hobby room. Finished in the same contemporary style as the rest of the property, it benefits from fitted carpeting, recessed ceiling lighting and excellent natural light, creating an attractive and highly adaptable living space.





Bedroom four

Bedroom four is a delightful and well-proportioned double bedroom, currently arranged as a children's room, demonstrating the flexibility of the accommodation. Enjoying a pleasant outlook through a large window towards the surrounding countryside, the room is filled with natural light and offers ample space for a double bed together with additional bedroom furniture. Finished with fitted carpeting, recessed ceiling lighting and a neutral colour palette, it provides an attractive and versatile room equally suited as a guest bedroom, nursery, home office or study.



House bathroom

Serving the remaining bedrooms, the house bathroom has been beautifully appointed to provide a luxurious contemporary suite, finished to an exceptional standard. Fully tiled with large-format porcelain wall and floor tiles with underfloor heating, the room centres around a stylish freestanding bath, perfectly positioned beneath the window to create an inviting space for relaxation.

Complementing the bath is a generous walk-in shower enclosure with glazed screen, drencher shower head and separate handheld attachment. A contemporary wall-mounted vanity unit incorporating a wash hand basin provides excellent storage beneath, whilst a mirrored cabinet with integrated lighting, concealed cistern WC, chrome heated towel radiator, recessed shelving and quality chrome fittings complete this elegant and highly practical family bathroom.

LOCATION

CATTON

Catton is a charming and highly regarded North Yorkshire village, enjoying a peaceful rural setting between the historic cathedral city of Ripon and the thriving market town of Thirsk. Surrounded by attractive open countryside, the village offers an enviable lifestyle, combining the tranquillity of country living with excellent accessibility to a wide range of amenities. With its attractive mix of period cottages and individual contemporary homes, Catton has developed a strong sense of community whilst retaining its quintessential village character.

Although delightfully rural, the village is exceptionally well placed for day-to-day convenience. The nearby villages of Topcliffe, Carlton Miniott and Sowerby provide an excellent range of local facilities including village shops, public houses and primary schooling.

THIRSK

The thriving market town of Thirsk, just a short drive from Catton, offers an excellent range of amenities within an attractive and historic setting. Centred around its picturesque market square, the town boasts an extensive selection of independent shops, cafés, restaurants and traditional public houses, complemented by well-known supermarkets including Tesco, Aldi and Lidl. A regular outdoor market and a variety of seasonal events further enhance the town's welcoming community atmosphere.

Residents benefit from a comprehensive range of professional services, healthcare facilities, banks, a leisure centre with swimming pool, sports clubs and the popular Thirsk Racecourse. The town also offers a good selection of schools, a cinema and a variety of independent retailers, making it an excellent hub for both families and professionals.

Thirsk also benefits from a mainline railway station, providing regular direct services to York, Leeds, Newcastle and London King's Cross, making it an excellent choice for commuters and those travelling further afield.

EDUCATION

Catton is well placed for a choice of both state and independent schools, making it an attractive location for families. Primary education is available in the nearby villages, whilst secondary education is provided at Thirsk School & Sixth Form College, which enjoys an excellent reputation and serves the surrounding area. The area is also well placed for the highly regarded Ripon Grammar School, one of the country's leading state grammar schools, subject to the school's selective admissions process and the usual eligibility criteria.

The village is also conveniently located for a number of highly regarded independent schools, including Queen Mary's School at Baldersby Park, Cundall Manor School and Queen Ethelburga's Collegiate, offering an excellent range of educational opportunities from preparatory through to sixth form.

SPORTS AND RECREATION

For those who enjoy an active outdoor lifestyle, the surrounding countryside offers an extensive network of public footpaths, bridleways and quiet country lanes, making the area ideal for walking, cycling and horse riding. The nearby River Swale and the beautiful landscapes of the Vale of York provide endless opportunities to explore the surrounding countryside, whilst both the North York Moors National Park and the Yorkshire Dales National Park are within easy reach for more adventurous pursuits.

For sporting enthusiasts, the nearby market town of Thirsk provides an excellent range of facilities. Thirsk & Sowerby Leisure Centre offers a modern gym, swimming pool, fitness classes and all-weather sports pitches, whilst Thirsk Athletic Sports and Social Club is home to cricket, rugby, tennis, squash, bowls, hockey and athletics. A wide variety of local football, hockey and netball clubs also cater for both junior and adult participants, making the area particularly appealing for families.

Golfers are also well served, with the highly regarded Ripon City Golf Club, an attractive 18-hole parkland course, located approximately nine miles away.

TRANSPORT LINKS/ ROADS

Catton enjoys excellent road connections, making it an ideal base for both commuting and exploring the wider region. The village lies just a short distance from the A19 and A168, providing swift north-south links, whilst the nearby A1(M) at Dishforth offers convenient access to the national motorway network.

The surrounding road network places many of North Yorkshire's principal centres within comfortable distance. Thirsk is just a few minutes away, whilst Ripon, Boroughbridge, Harrogate, York, Northallerton and Leeds are all readily accessible by road. The A19 also provides an efficient route north towards Teesside and the North East, making Catton particularly well positioned for both business and leisure travel.

TRAINS

Thirsk railway station is situated a short drive from the village. Located on the East Coast Main Line, the station provides regular direct services to York, Leeds, Newcastle, Manchester, and London King's Cross, making the village an excellent choice for commuters and those travelling throughout the country.

For additional services, Northallerton railway station is also within easy reach and offers further connections on the East Coast Main Line, providing excellent access to destinations across the North-East, Yorkshire, Scotland and London.

AIRPORTS

Catton is within reasonable driving distance of several regional and international airports. Leeds Bradford Airport is approximately an hour away and offers an extensive range of domestic and European flights, together with onward connections to destinations worldwide.

For a wider choice of international travel, Manchester Airport provides an excellent selection of direct long-haul and short-haul flights. Teesside Airport is also accessible and offers a growing range of domestic and European services.



GARDENS AND GROUNDS

To the rear, the principal gardens have been beautifully landscaped to create an exceptional outdoor living environment, designed to balance contemporary entertaining with practical family life.

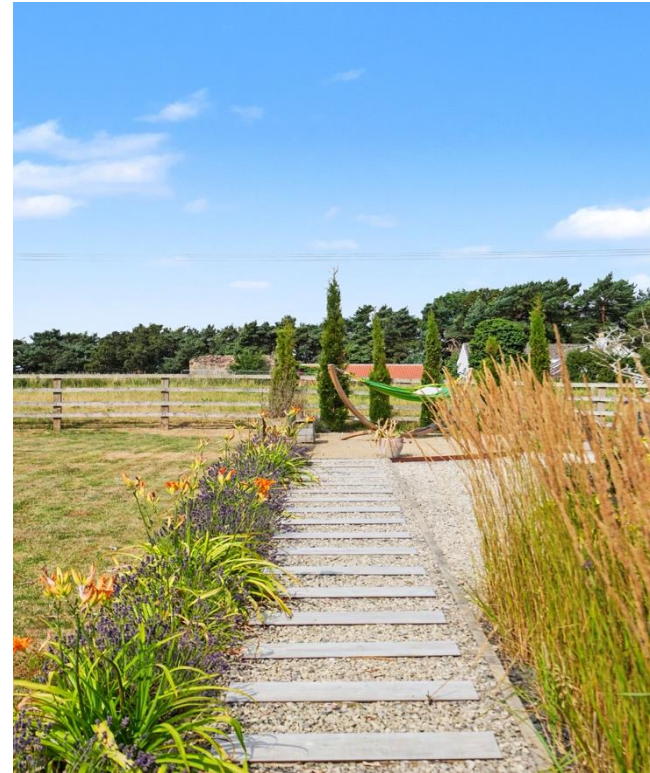
Extending seamlessly from the open-plan living kitchen via wide bi-folding doors, a striking contemporary dry garden has been carefully designed around generous stone-flagged entertaining areas, creating a wonderful flow between the house and gardens. Beautifully arranged for outdoor living, the stone-flagged seating and dining areas blend effortlessly with decorative gravel, architectural planting, ornamental grasses, specimen shrubs and carefully selected trees to create a distinctive yet low-maintenance landscape with year-round colour, texture and interest.

Meandering pathways weave through the gardens to a series of thoughtfully positioned seating areas, each offering its own unique character. A central entertaining space arranged around a contemporary fire pit provides an inviting focal point for social gatherings and relaxed evenings outdoors, whilst a separate hammock seating area enjoys an open outlook across the neighbouring countryside. Beautifully conceived as a succession of interconnected outdoor 'rooms', this exceptional garden provides a variety of spaces in which to dine, entertain and unwind.

Beyond the entertaining gardens, an expansive level lawn provides an excellent area for informal recreation and family games, whilst a dedicated children's garden offers a safe and imaginative space for younger members of the family, complete with a timber play area.

A charming wildlife garden with a pond introduces a softer, more natural element to the landscape, encouraging biodiversity and creating a peaceful haven within the grounds. A selection of young fruit trees further enhances the family-friendly appeal, while a discreetly positioned composting area to the side of the house provides a practical addition for keen gardeners.

Together, the gardens have been designed to combine contemporary outdoor living with areas for play, relaxation and nature, perfectly complementing the exceptional quality and lifestyle offered by this beautiful home.









Method of Sale: The house is offered for sale by private treaty; however, the Agents reserve the right to conclude negotiations by any other means at their discretion.

Services: Mains electricity, water and drainage. Air source heat pump.

Fixtures and fittings: All items normally designated as fixtures and fittings are specifically excluded from the sale unless they are mentioned in the particulars of sale.

Covenants, Easements, Rights of Way: The property will be sold subject to all covenants, easements and rights of way whether specifically mentioned in these particulars or not.

Energy Performance Certificate: Rating B: Full copy of the energy performance certificate is available upon request.

Tenure and Possession: The property is offered for sale freehold with vacant possession upon completion.

Mileages: A1 (M) 6 miles Thirsk 6 miles, Boroughbridge 10 miles, Ripon 8 miles, Harrogate 19 miles, York 29 miles (All mileages are approximate)

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Buchanan Mitchell
Estate Agents

Buchanan Mitchell Ltd Chartered Surveyors & Estate Agents
5 Foundry Yard New Row Boroughbridge York YO51 9AX
01423 360055 | Info@buchananmitchell.com
www.buchananmitchell.com

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