



Chapel Garth, Catton, Thirsk

£685,000

**Stephenson's**  
land & new homes

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Chapel Garth,  
Thirsk  
YO7 4BY

Est. 1871

£685,000

Welcome to Farrier House at Chapel Garth in Catton, a substantial, stylish and surprisingly spacious 4 bedroom barn conversion inspired new home of immense charm and character. This unique property offers luxuriously appointed living space with a high-specification finish throughout, generous parking, integral garage and lawned gardens.

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.

Farrier House features expansive ground floor living space that includes a sitting room, study and a magnificent 620 sq ft 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 onto an expansive paved seating area and rear garden, complemented by a useful utility room and cloakroom/wc leading off.

The first floor landing leads off into a generous 18'4" (5.59m) principal bedroom with en-suite shower room, en-suite guest bedroom plus 2 further double bedrooms and a bathroom.

Other internal features of note include double glazing and an energy efficient air source heat pump that provides underfloor heating throughout the ground floor with radiator heating on the first floor.

Externally, the front garden is newly turfed with hedgerow borders and a 60' (18.3m) long driveway provides parking and access to an EV charging point and an integral single garage with remote control door.



Tenure: Freehold  
Services/Utilities: Electricity, Water and Sewerage are understood to be connected  
Broadband: TBC  
EPC Rating: B - 85  
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.



The rear garden has already been laid to lawn and features an expansive paved seating area.

#### SPECIFICATION HIGHLIGHTS

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

#### 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.

#### 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.

#### 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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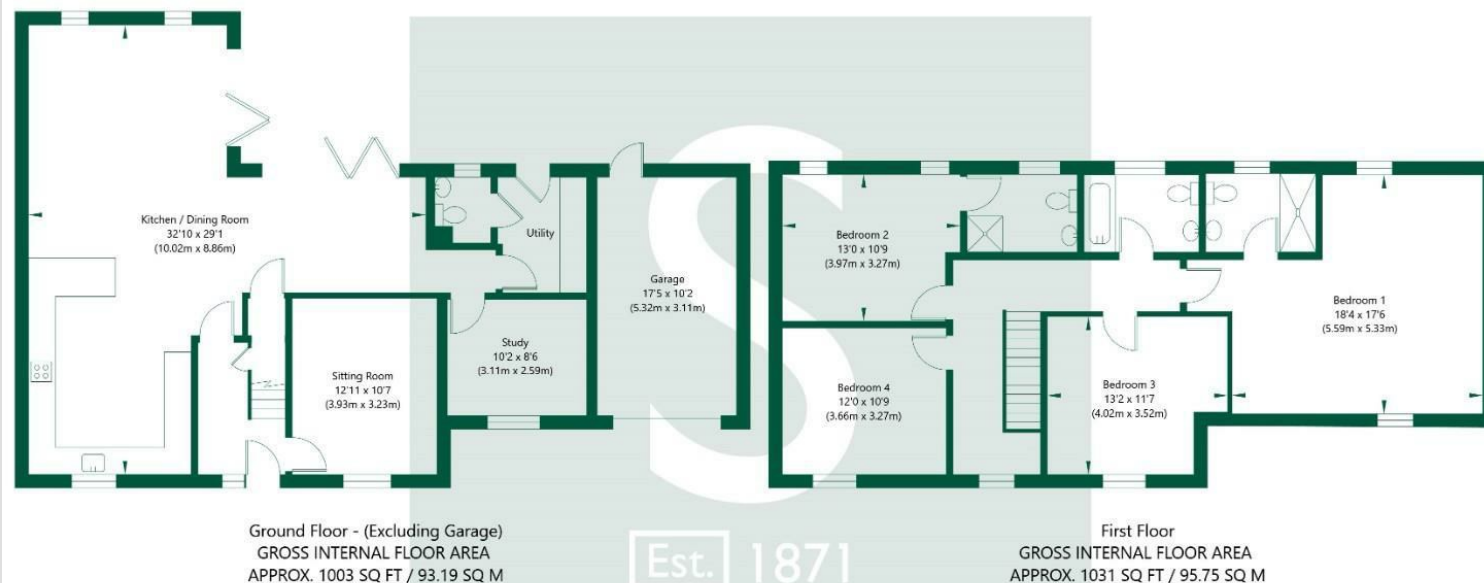
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## Plot 2 Chapel Garth, Catton, Thirsk, YO7 4BY



## Farrier House

NOT TO SCALE - FOR ILLUSTRATIVE PURPOSES ONLY  
APPROXIMATE GROSS INTERNAL FLOOR AREA 2034 SQ FT / 188.94 SQ M - (Excluding Garage)  
All Measurements and fixtures including doors and windows are approximate and should be independently verified.  
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