



## Chapel Garth, Catton, Thirsk

£599,950

**Stephensons**  
land & new homes

# S

Chapel Garth,  
Thirsk  
YO7 4BY

Est. 1871

£599,950

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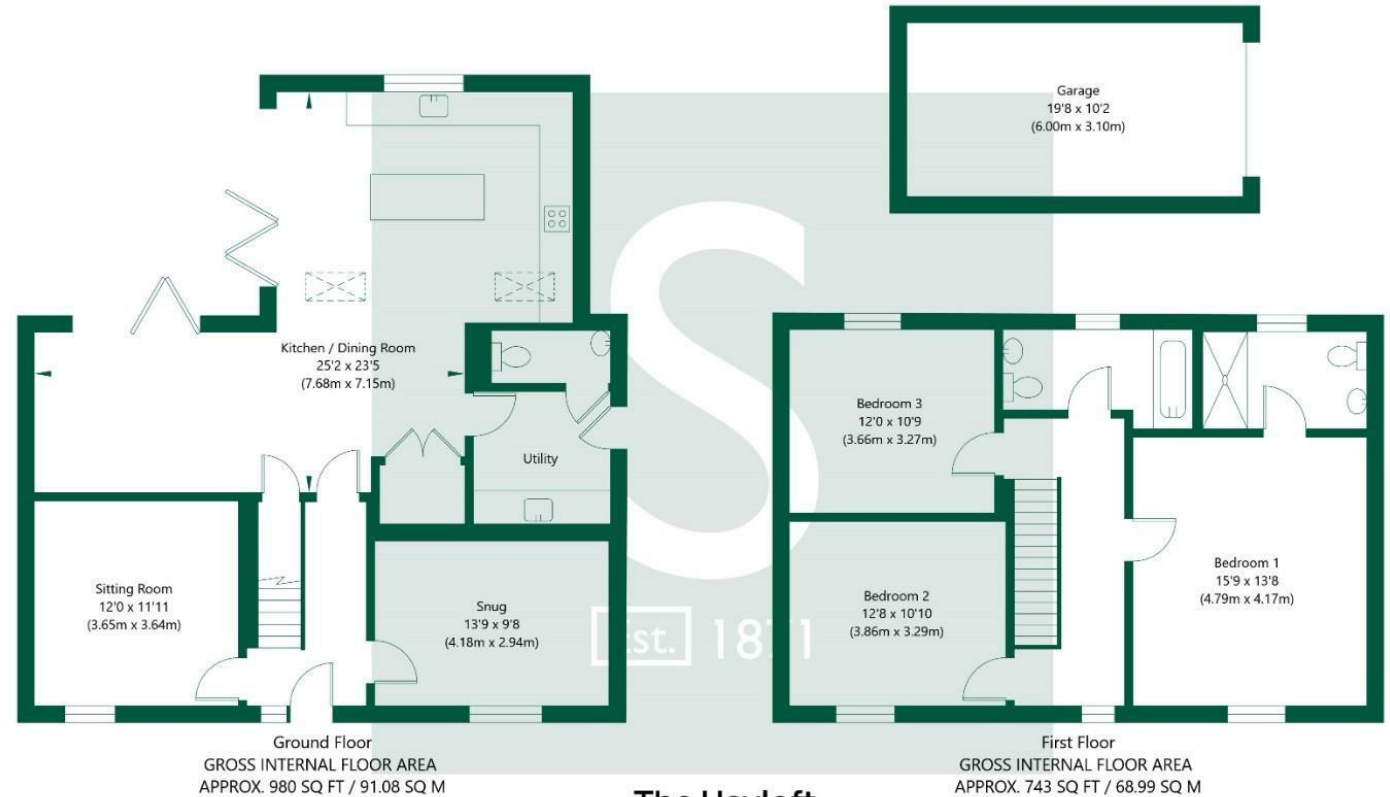
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## Plot 3 Chapel Garth, Catton, Thirsk, YO7 4BY



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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