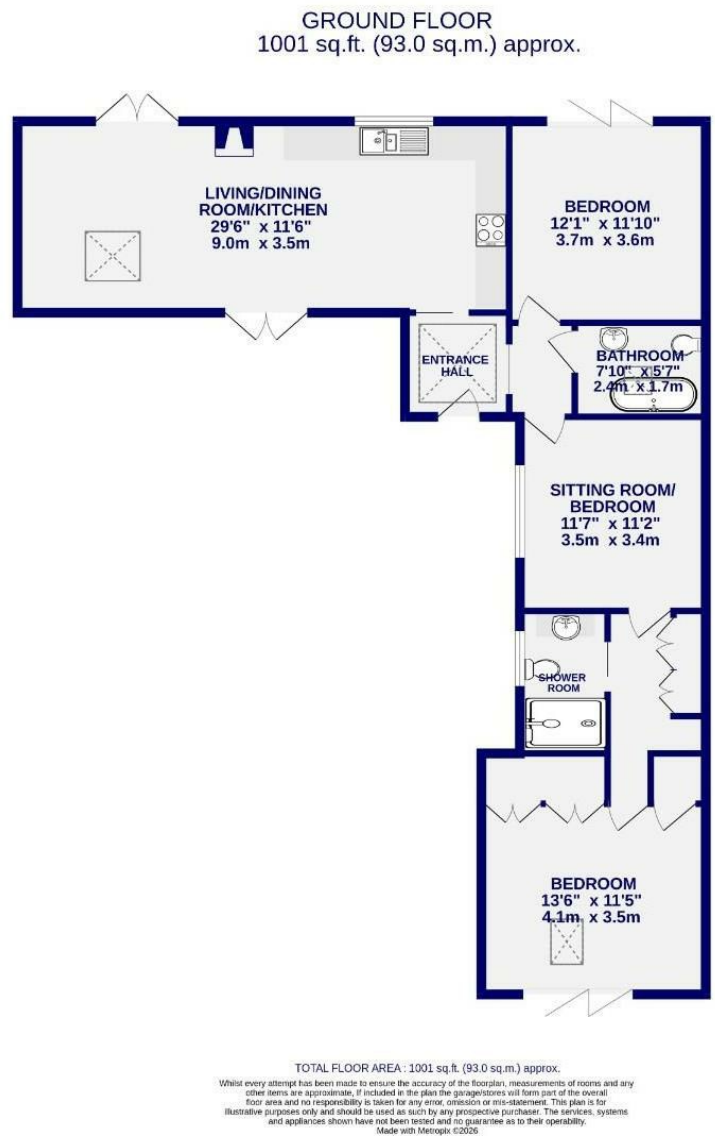


Main Street
Low Catton, York
YO41 1EA

Freehold
Council Tax Band - A

- Exceptionally Designed Detached Barn Conversion
- Landscaped Front & Rear Gardens & Courtyards
- Underfloor Heating Throughout (Except Main Bedroom)
- Luxury Kitchen & Bathrooms
- Electric, Fob Controlled Gates
- Three Vehicle Driveway
- Easy Access To York, A64, Hull Road & Stamford Bridge
- EPC - E



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Main Street
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YO41 1EA

Offers In The Region Of £575,000

3 2

Behind its handsome brick elevations, this outstanding detached barn conversion reveals a home of exceptional craftsmanship and contemporary elegance. Sympathetically transformed and impeccably interior designed, every aspect has been thoughtfully considered, resulting in a home that effortlessly balances architectural character with luxurious modern living.

The moment you step inside, the quality is unmistakable. Soaring vaulted ceilings, exposed timber trusses and an abundance of natural light create an immediate sense of volume, while a carefully curated palette of natural textures and bespoke finishes lends warmth and sophistication throughout.

At the heart of the home lies a magnificent open-plan living, dining and kitchen space, where dramatic proportions meet everyday practicality. Granite worktops sit alongside a comprehensive range of integrated appliances and beautifully crafted cabinetry, creating a kitchen that is as functional as it is elegant. Overhead, solar-powered Velux rooflights illuminate the space throughout the day, while full-height glazing and bi-fold doors seamlessly connect the interior with the landscaped gardens beyond.

The attention to detail extends into every room. Bespoke fitted wardrobes have been individually designed to maximise both storage and aesthetics, while underfloor heating throughout much of the home provides effortless comfort beneath a seamless flow of flooring. In the principal bedroom, a traditional cast iron radiator has been thoughtfully retained, complementing the character of the vaulted space and adding a timeless finishing touch.

The bathrooms are a particular highlight, designed with a refined, spa-inspired aesthetic. Contemporary polished micro cement walls combine with carefully selected sanitaryware and premium fittings to create spaces that are understated, tactile and beautifully executed.



















