



MANOR HOUSE

Cattal, Near Harrogate

Carter Jonas

MANOR HOUSE, CATTAL, YO26 8EA

Harrogate - 12 miles

York - 12 miles

Leeds - 25 miles

A1(M) - 3½ miles

The sale of Manor House offers a rare opportunity to acquire a beautifully presented period residence with the added advantage of a potential self contained detached annexe/bungalow, subject to planning approval, in the centre of this small attractive village surrounded by open green belt countryside. Manor House itself offers light and spacious accommodation which has been sympathetically modernised and beautifully maintained. The joiners workshop immediately adjacent to the principal dwelling would readily convert into self contained accommodation for a dependant relative or an excellent home office suite if preferred and subject to obtaining the necessary approval. Furthermore, a significant brick store building at the front of the principal dwelling could also be incorporated to form additional accommodation to Manor House, if required, again subject to consent.

Cattal is a small yet convenient village located midway between Harrogate and York and the nearby villages of Kirk Hammerton and Tockwith offer a good range of everyday facilities including village shops, primary school and sporting facilities. A railway station, only some 1 mile out of the village, provides frequent services to Leeds, Harrogate and York in turn giving access to London and Edinburgh. The A1(M) motorway is within approximately 3.5 miles to the west, providing easy access to the motorways infrastructure.

The accommodation of the principal dwelling briefly includes a beautiful drawing room open to the full pitch of the roof with exposed beams and trusses, rustic brick fireplace and glazed doors opening into the rear garden. A second sitting room features a minster stone fireplace surround and wood burning stove and a separate dining

A CHARMING GRADE II LISTED TRADITIONAL FARMHOUSE TOGETHER WITH A SUBSTANTIAL WORKSHOP WITH PLANNING APPROVAL TO CONVERT INTO ANCILLARY ACCOMMODATION, IN SOME 3/4 ACRE IN THIS CONVENIENT NORTH YORKSHIRE VILLAGE, BETWEEN HARROGATE AND YORK.



room features a cast iron fireplace, ceiling beams and built in cupboard in display recess. There is a light and spacious staircase hallway with turned oak staircase and space for a study area beneath. The family breakfast kitchen has an Aga in tiled recess, a comprehensive range of wall and base units in cream with granite preparation surfaces, integrated appliances and oak flooring. The adjoining utility room has additional storage cupboards, door to the rear garden and access to a guest cloakroom. There is also internal access to the garage.

At first floor level is a lovely principal bedroom with exposed roof truss and beams, matching fitted wardrobes and an en suite shower room. There are then three additional bedrooms, two with fitted furniture, and a lovely house bath/shower room with modern suite.

Outside, a gated driveway provides ample private parking and in turn gives access to an integral garage with automatic up and over door and integral store room and there is a separate detached single garage with built in cupboards. At the front of the property is a substantial brick outbuilding which would readily form a charming separate garden room or could be incorporated to provide additional accommodation to the principal dwelling, subject to consent. Sitting immediately to the east of Manor House is the joiners workshop which is a substantial building and in reality would only require internal fit out to create single storey self contained accommodation if required.



There are formal gardens immediately in front of the house and large principally lawned gardens to the rear including paved patio areas, vegetable beds and timber summer house facing south with country views. In all the grounds extend to almost $\frac{3}{4}$ of an acre.

ADDITIONAL INFORMATION

Planning Comment: Planning consent was granted by North Yorkshire Council on 13th August 2024, decision number ZC24/01649/LB for alterations and a conversion of an existing outbuilding workshop/store to form an ancillary annex with one bedroom. A copy of the decision notice is available from the selling agents on request. Several CGI's of the proposed annexe are attached to this web entry for consideration but are only suggested ideas.

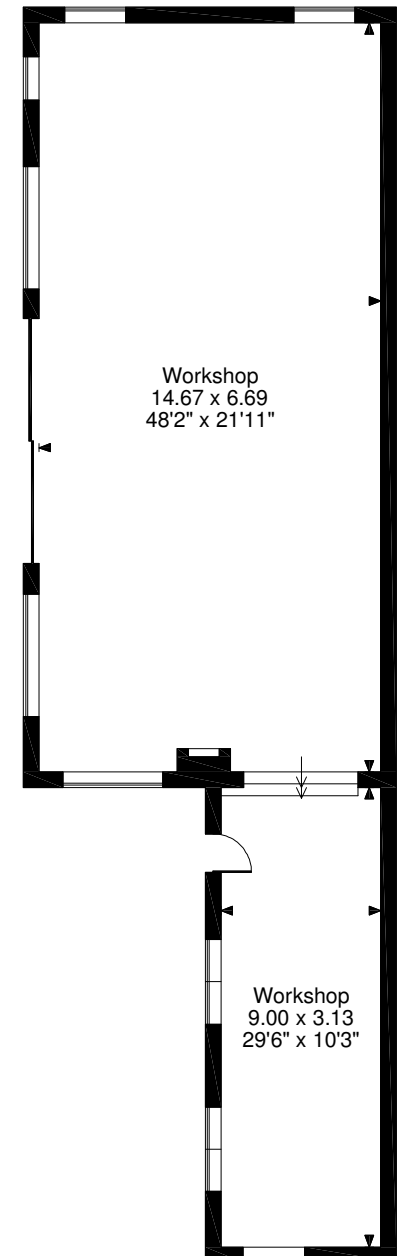
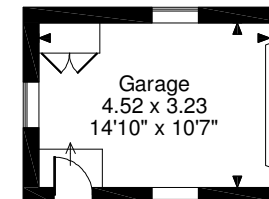
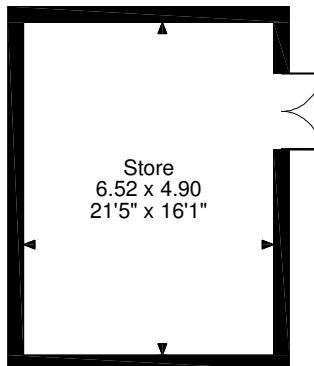
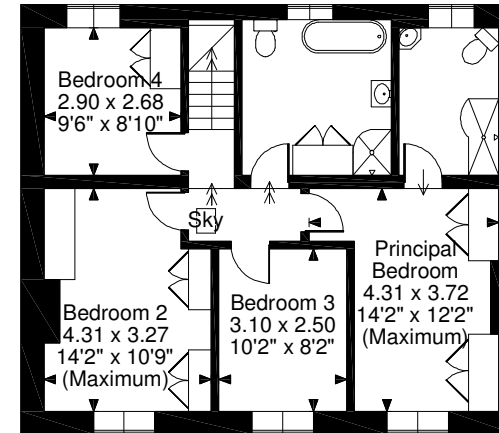
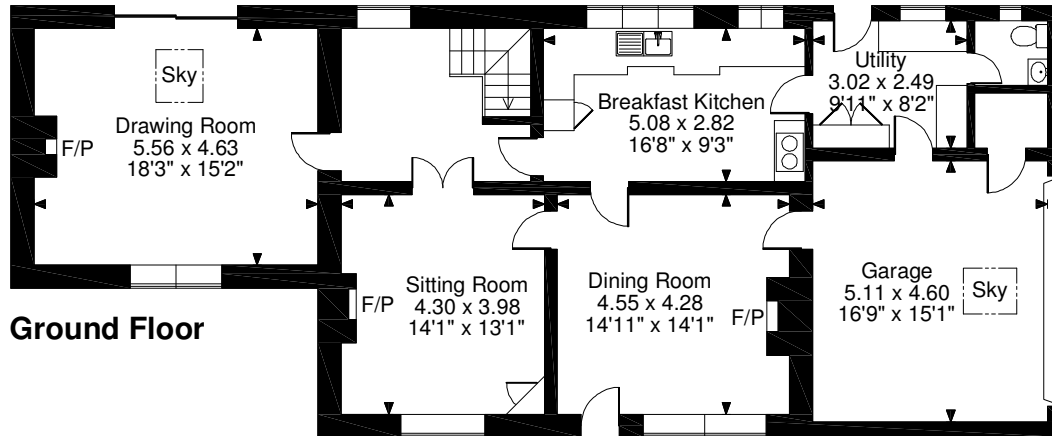
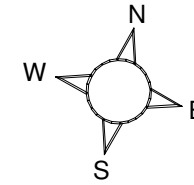
Tenure: We are advised that the property is freehold and vacant possession will be given on legal completion.

Viewings: Strictly by appointment through the selling agents – Carter Jonas – 01423 523423.

Directions - YO26 8EA: Travelling north from the market town of Wetherby up the old A1 (Boroughbridge Road) pass the Bridge Hotel at Walshford and cross the A1(M) over the flyover. At the mini roundabout continue straight on into Hunsingore and after approximately 1 mile enter Cattal village. Manor House is on the left hand side, immediately after Cattal Moor Lane.



Manor House, Cattal
Approximate Gross Internal Area
Main House = 1,837 sq ft / 171 sq m
Garages = 430 sq ft / 40 sq m
Store = 344 sq ft / 32 sq m
Workshop = 1,370 sq ft / 127 sq m
Total = 3,981 sq ft / 370 sq m



FOR ILLUSTRATIVE PURPOSES ONLY - NOT TO SCALE

The position & size of doors, windows, appliances and other features are approximate only.

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