



CATTERTON HOUSE, NORTH LANE, HUNTINGTON
£650,000

Carter Jonas

NORTH LANE, HUNTINGTON, YO32 9SU

Seeking a truly unique living experience? Catterton House offers a remarkable opportunity for multi-generational families, home-based entrepreneurs, or those with a passion for gardening and outdoor living.

The property boasts four bedrooms, two living areas, a charming farmhouse kitchen, and a versatile utility room that doubles as a second kitchen - all accessible through two separate staircases at either end, ensuring privacy and independence.

The evenly divided gardens provide ample outdoor sanctuaries for all, while the flexible bedroom arrangements allow for separate quarters with individual bathroom access when desired.

With its generous size, the gardens hold the potential for development into plots, subject to obtaining the necessary planning permissions.

Complete with abundant parking and a double garage, Catterton House is a rare gem that transcends the ordinary. Explore the possibilities of this extraordinary property today.

This property is connected to a mains electricity supply.

- The water and drainage are supplied by Yorkshire Water.
- Broadband Speed - please go to [checker.ofcom.org.uk /en-gb/broadband-coverage](https://checker.ofcom.org.uk/en-gb/broadband-coverage)
- Mobile coverage - please go to [checker.ofcom.org.uk /](https://checker.ofcom.org.uk/)
- The fields behind the property had planning approved for Redrow to develop new housing. This will create a new community in the area and likely lead to improved local services. This should add weight to any application to develop in the property gardens if desired (subject to planning).

The views from the front of the property will remain unchanged.
[What3words //oldest.carry.from](https://www.what3words.com/oldest.carry.from)

TENURE Freehold

LOCAL AUTHORITY City of York

EPC BAND E

SPACIOUS PERIOD DETACHED HOUSE WITH MULTI-GENERATIONAL LIVING POTENTIAL





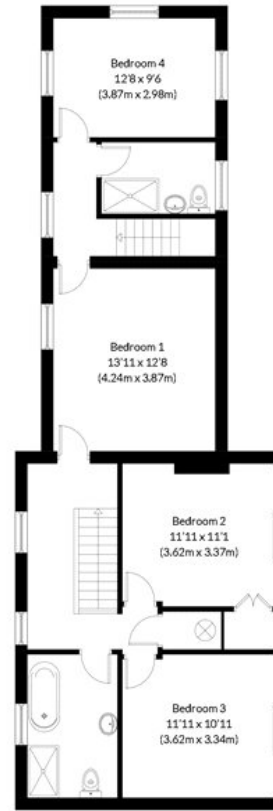


Classification L2 - Business Data

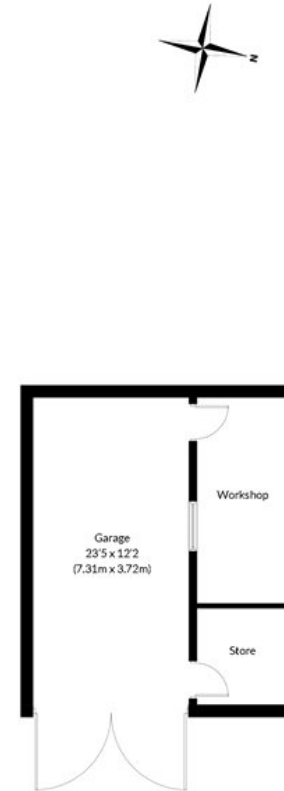
North Lane, Huntington, York, YO32 9SU



Ground Floor
GROSS INTERNAL FLOOR AREA
APPROX. 1414 SQ FT / 131.32 SQ M



First Floor
GROSS INTERNAL FLOOR AREA
APPROX. 934 SQ FT / 86.81 SQ M



NOT TO SCALE - FOR ILLUSTRATIVE PURPOSES ONLY

APPROXIMATE GROSS INTERNAL FLOOR AREA 2348 SQ FT / 218.13 SQ M - (Excluding Garage, Store & Workshop)

All measurements and fixtures including doors and windows are approximate and should be independently verified.

www.exposurepropertymarketing.com © 2024

York 01904 558200

york@carterjonas.co.uk
82 Micklegate, York, YO1 6LF

carterjonas.co.uk
Offices throughout the UK

Exclusive UK affiliate of

CHRISTIE'S
INTERNATIONAL REAL ESTATE

Classification L2 - Business Data

IMPORTANT INFORMATION

These particulars are for general information purposes only and do not represent an offer of contract or part of one. Carter Jonas has made every attempt to ensure that the particulars and other information provided are as accurate as possible and are not intended to amount to advice on which you should rely as being factually accurate. You should not assume that the property has all necessary planning, building regulations or other consents and Carter Jonas have not tested any services, facilities or equipment. Any measurements and distances given are approximate only. Purchasers must satisfy themselves of all of the aforementioned by independent inspection or otherwise. Although we make reasonable efforts to update our information, neither Carter Jonas LLP nor anyone in its employment or acting on its behalf makes any representations warranties or guarantees, whether express or implied, in relation to the property, or that the content in these particulars is accurate, complete or up to date. Our images only represent part of the property as it appeared at the time they were taken. If you require further information please contact us.