

cobbled driveway and path turning into a flagged patio area, garden shed. Beyond the manicured hawthorn hedge is a beautifully maintained orchard with a variety of fruit trees including apple, pear, cherry, bramley, plum and mulberry, together with loganberry cain, strawberry bed and 'elite' greenhouse. The rear garden is equally attractive with gravelled paths and profusely stocked borders having a variety of plants and bushes providing all year round colour, lawn, further patio area, fish pond with waterfall and seating area to enjoy morning coffee or evening wine. Outside water tap, oil storage tank. Wood store.



COUNCIL TAX

Band E (from internet enquiry)



GENERAL

Room measurements in these particulars are only approximations and are taken to the widest point.

None of the services fittings or equipment referred to in these particulars have been tested and we are therefore unable to comment as to their condition or suitability. Any intending purchasers should satisfy themselves through their own enquiries.

Please note : Only the fixtures and fittings specifically mentioned in these particulars are included in the sale of the property.

Photographs depict only certain parts of the property. It should not be assumed that the contents/furnishings, furniture etc photographed are included in the sale.

VIEWING

By appointment with the Chartered Surveyors Renton & Parr at their offices, Market Place, Wetherby. Telephone (01937) 582731

MORTGAGES

If you require mortgage facilities on this or indeed any other property we should be only too pleased to assist. We have a good connection with a leading Independent Mortgage Advisor who will offer free expert and impartial advice, which is of course confidential, and without obligation, please ask for further details.

All mortgages are subject to status and valuation. Any lender will require a charge on the property.

Written quotations are available on request.

Details prepared July 2023

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		94
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E	42	
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

MISREPRESENTATION ACT

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1. The particulars are set out as a general outline only for the guidance of intending purchasers or lessees, and do not constitute, nor constitute part of, an offer or contract.
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Cattal ~ Mulberry Cottage, Chapel Street, YO26 8DY

A charming three bedroom cottage with quintessential character features including exposed beams, pine internal doors, double glazed windows and oil fired central heating. Set in superb landscaped gardens to three sides and views over surrounding farmland.

- Quiet village location
- Generous sized landscaped gardens including orchard
- Two reception rooms and farmhouse style dining kitchen with oil fired Rayburn
- Double garage with studio, potential home office above.



2 Recep 3 Beds 1 Baths 1 Shower

£565,000 OFFERS OVER FOR THE FREEHOLD



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Premium

All-round excellence, all round Wetherby since 1950

CATTAL

Cattal is a village and civil parish in the Harrogate district of North Yorkshire, it is on the River Ouse and 1 mile east of the A1 road and just off the A59. It is about 4 miles away from Knaresborough. The village is very old. It was mentioned in The Domesday Book. Despite being a small village it is served by cattal railway station on the Harrogate Line which is slightly north of Cattal. The Cattal Bridge is one of the few places to cross the River Nidd. The Village also has a Roman road that goes through it. It has a pub, The Victoria, close to the railway station and the village.

DIRECTIONS

Proceeding from Wetherby along the A168 as far as Walshford. Follow the road and the signpost towards Cattal and Hunsingore. Entering the village at the left hand bend by the green, turn right into Chapel Street. Proceed to the very bottom of the road turning left up the side of the Old Chapel with fields on the right, the property is identified with a Renton & Parr for sale board.

THE PROPERTY

A most charming three bedroom character cottage, enjoying a quiet enviable position with views over open farmland to two sides. Benefitting from oil fired central heating, double glazed windows, the accommodation in further detail given approximate room sizes comprises :-



GROUND FLOOR

ENTRANCE HALL

Stable type entrance door, beamed ceiling, return staircase to first floor with pine balustrade, radiator, wall light point.

SHOWER ROOM

Tiled walls, white suite comprising shower cubicle, pedestal wash basin, low flush w.c, tiled floor, extractor fan.

LOUNGE

15' x 12' 8" (4.57m x 3.86m)

Feature fireplace with heavy beamed mantel, multi fuel burning stove, French doors to rear garden further window to side, wall light point.



SNUG

11' 6" x 10' 4" (3.51m x 3.15m)

Rustic brick fireplace and hearth with open grate, double glazed window to front, radiator, fitted cupboard with shelving above.

DINING/KITCHEN

14' 6" x 12' 7" (4.42m x 3.84m)

Farmhouse style with handmade wall and base units, granite and tiled worktops, tiles surround, underset sink with mixer taps, plate rack, beamed ceiling, slate tiled floor, radiator, oil fired Rayburn for cooking and heating, table type door to rear, integrated appliances including double oven, four ring hob with extractor hood above, dishwasher, fridge and freezer. Alarm panel. Stable type rear door.



UTILITY ROOM

10' 3" x 7' 8" (3.12m x 2.34m)

Matching cupboards and drawers, display shelving, wine rack, granite worktop, slate tiled floor, radiator, under stairs storage cupboard, plumbing for automatic washing machine, vented for tumble dryer.

FIRST FLOOR

SPLIT LEVEL LANDING

Double glazed window with views over surrounding farmland.

BEDROOM ONE

15' x 12' 8" (4.57m x 3.86m)

Fitted pine wardrobe with cupboards above, double glazed window to two sides overlooking landscaped rear garden and farmland. Radiator.



BEDROOM TWO

10' 9" x 8' 7" (3.28m x 2.62m)

Double glazed window to front with farmland views, radiator.

BEDROOM THREE

10' 2" x 9' 9" (3.1m x 2.97m)

Double glazed windows to front and rear with open views. Two radiators.



BATHROOM

Three piece suite comprising a corner bath, low flush w.c, vanity wash basin with cupboard under, radiator.



TO THE OUTSIDE

Integral coal house, wood store. Gravel driveway with turning space gives access to :-

DOUBLE GARAGE

21' 10" x 17' 8" (6.65m x 5.38m)

Having twin wooden doors, light, power and water laid on. Burning stove. Open tread staircase to first floor :-



LOFT STUDIO

22' 2" x 17' (6.76m x 5.18m)

Ideal home office, bleak studio with light and power, together with double glazed window and open views over farmland.

GARDENS

A feature of the cottage are the beautifully maintained and landscaped gardens, laid to three sides including lawn garden with well stocked borders to the front, Holly tree, variety of bushes and shrubs, meandering path to the side of the property through a clematis clad archway leads to a