

**Catlaine Manor, North Cattleholmes, Wansford, , YO25 8NW**

**Offers Over £1,000,000**

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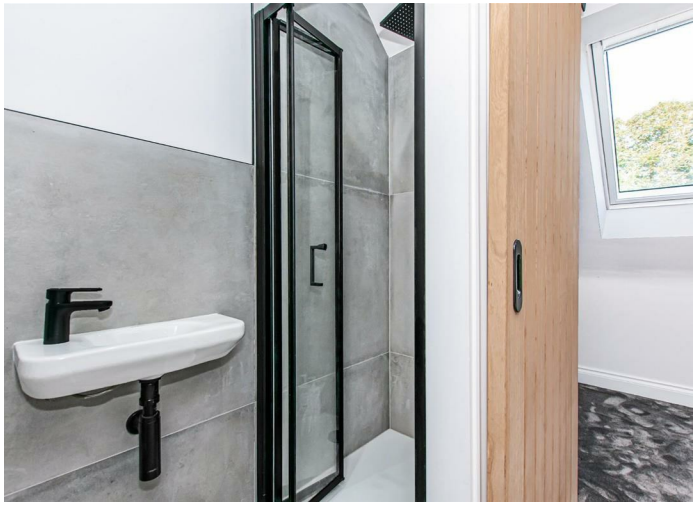
# Catlaine Manor, North Cattleholmes, Wansford, YO25 8NW

## Offers Over £1,000,000

There are homes that offer somewhere to live and then there are homes that offer an entirely different way of life. Catlaine Manor is a truly special rural retreat where sumptuous interiors, beautifully established gardens and an enviable outdoor lifestyle combine to create a home that is as wonderful to live in as it is to arrive at. Tucked away in the peaceful hamlet of Cattleholmes, near Driffield, this four bedroom home offers a welcome escape from the pace of modern life, without ever feeling removed from it. The journey home becomes part of the pleasure, as the surrounding countryside gently eases away the stresses of the working day, leaving you to arrive at your own private sanctuary, where the pace slows, the atmosphere softens and the only real question is whether to settle beside a fire, wander through the gardens or head straight for the swimming pool. Meticulously renovated by the current owners, Catlaine Manor has been transformed into a home of exceptional quality, where thoughtful design, luxurious materials and considered details sit beautifully alongside the warmth and practicality of family living. Every element has been carefully chosen, creating interiors that feel sophisticated yet welcoming, indulgent yet entirely comfortable. This is a home designed not simply to impress, but to be enjoyed. At its heart is a stunning Leicht kitchen, featuring elegant full-height cabinetry and integrated Siemens appliances. Underfloor heating extends throughout the ground floor, while individually thermostatically controlled radiators serve the first floor, ensuring comfort throughout the seasons. Three working fireplaces introduce an altogether more romantic atmosphere, promising cosy winter evenings, flickering flames and long conversations, while beautifully appointed bathroom and shower rooms provide a further touch of everyday luxury. A one bedroom self contained annex is as impressive, joined by a functional boot-room, connects perfectly to the main home











Entrance Hall
Wooden glazed front entrance door, tiled flooring, part panelled walls, power points, French doors opening to the side aspect and stairs ascending to the first floor landing.

Family Room
Bay sash window to the front aspect, coving, feature log burning stove, power points and TV points.

Dining Room
Bay sash window to the front aspect, coving, feature fireplace, TV point and power points.

Sitting Room
Sash window to the side aspect, coving, feature log burning stove, TV point and power points.

Study
An internal room that is a functional study with power points, or would make a fantastic walk in pantry or wine cellar.

Kitchen
Window to the side aspect with French doors opening to the side garden, tiled flooring, a Leicht kitchen with extensive full-height cabinetry and large pan draws, Corian worksurfaces, breakfast bar feature, sink and drainer unit with Quooker boiling tap, bespoke kitchen table finished to co-ordinate with the cabinetry, four-oven AGA with boiling and simmering plates, additional electric hob, Bora hob with integrated downdraft extraction, warming draw, integrated fridge / freezer and dishwasher, Normann Copenhagen lighting and power points.

Utility Room
Window to the side aspect, bespoke wall and base units, space for a washing machine, space for a tumble dryer and power points.

Boot Room
Bespoke cabinetry providing ample storage for coats and shoes, sky light, radiator, Bert and May tiled flooring and wooden glazed doors opening to the front and rear aspects and door opening to the self contained Annex.

First Floor Landing
Sash window to the front aspect, coving, radiators, loft access and power points.

Bedroom One
French doors opening onto the balcony with contemporary glass balustrade, views over the pool and gardens, vaulted ceiling with exposed beams, radiator and powers points.

En Suite Bathroom
Sash windows to the side aspect, tiled flooring, walk in shower with drench head shower, roll top bath with mixer taps and shower attachment, high level flush WC, twin wash hand basins with vanity units, heated towel rail with radiator, fitted wardrobes, loft access and extractor fan.

Bedroom Two
Sash window to the rear aspect, coving, radiator and power points.

Bedroom Three
Sash window to the front aspect, coving, radiator, TV point and power points.





Bedroom Four
Sash window to the front aspect with window seat, coving, radiator, TV point and power points.

Bathroom
Windows to the side aspects, free standing bath with mixer taps, walk through shower with drench head shower, low flush WC, twin sinks with vanity, heated towel and extractor.

Annex
Located off the boot room, the annex has a dramatic double-height open plan, modern space with mezzanine/ gallery.

Lounge/Diner
French doors opening to the garden, Dolle feature spiral staircase with timber treads and dark metal detailing, kitchenette with hidden storage, Norman Copenhagen lighting, discreet WC, with wall mounted wash hand basin, extractor fan and power points.

Annex Bedroom
Velux windows to the front aspects, power points and sliding stable door to the En-suite.

En-suite
Walk in tiled shower enclosure with power shower, heated towel rail, low flush WC, wall mounted wash hand basin and extractor fan.

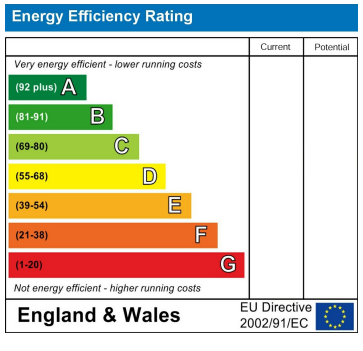
Double Garage
Detached brick build garage with up and over door, power and lighting.

Gardens
Set in approximately 2 acres of mature private gardens and grounds, the outside is as delightful as the inside with lawn, secluded secret garden, dedicated rose garden with established David Austin roses, Woodland-style garden with masses of established Annabelle Hydrangeas. Mature trees, orchard with apple, pear and plum trees, firepit area, outside tap and lighting.

Swimming Pool
10m x 5m heated outdoor swimming pool, approximately 7ft at its deepest point, heated by an air-source heat pump, fully paved pool terrace providing generous poolside seating and entertaining areas and mature hedging providing excellent privacy.








DISCLAIMER

These particulars are intended to give a fair and reliable description of the property but no responsibility for any inaccuracy or error can be accepted and do not constitute an offer or contract. We have not tested any services or appliances (including central heating if fitted) referred to in these particulars and the purchasers are advised to satisfy themselves as to the working order and condition. If a property is unoccupied at any time there may be reconnection charges for any switched off/disconnected or drained services or appliances - All measurements are approximate.

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**Approximate Gross Internal Floor Area = 286.2 sq m / 3082 sq ft**
**Annex Area = 53.0 sq m / 571 sq ft**
**Garage Area = 28.0 sq m / 301 sq ft**
**Total Area = 367.2 sq m / 3954 sq ft**

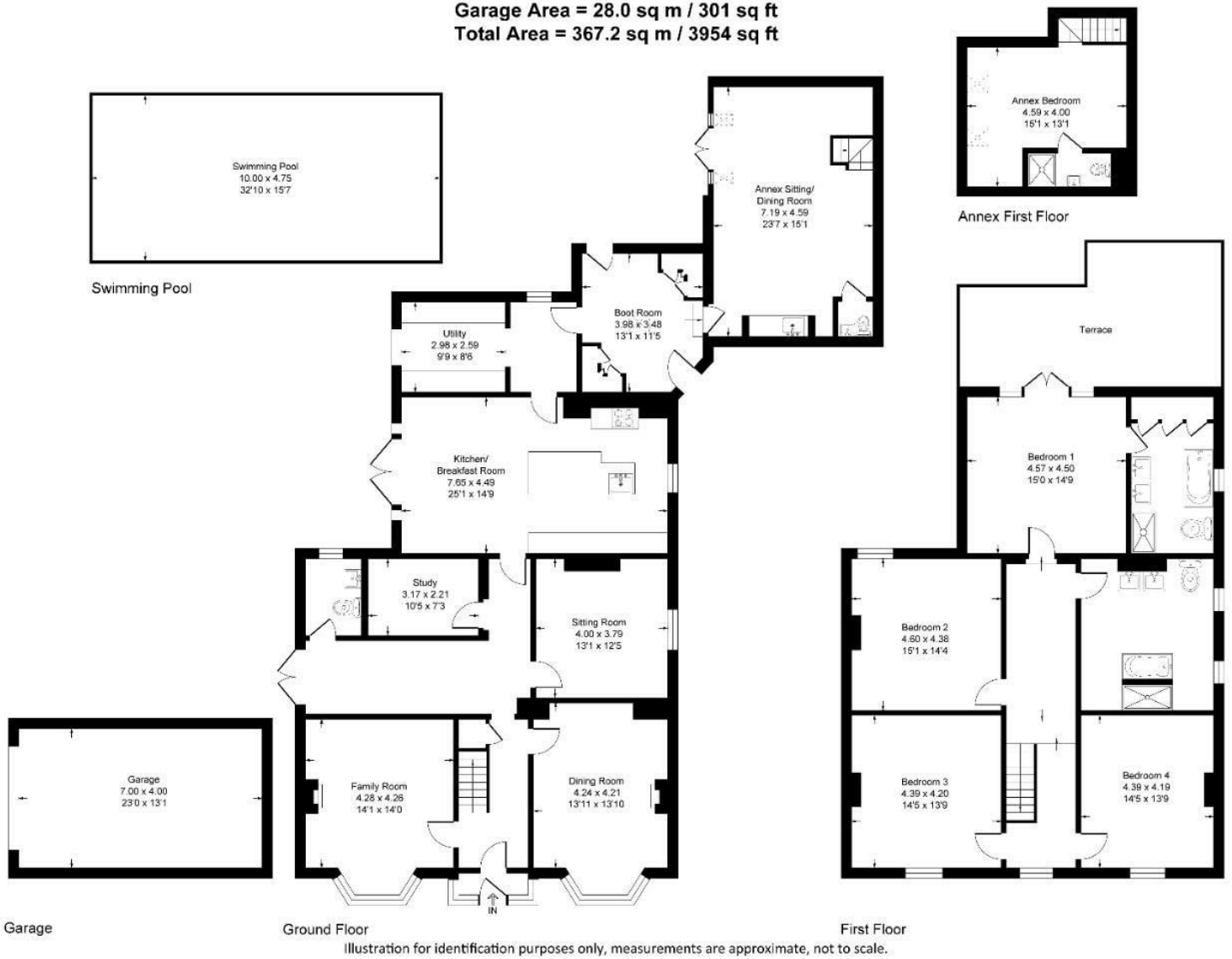



Illustration for identification purposes only, measurements are approximate, not to scale.

**Viewing Arrangements**

Strictly by prior appointment only through the agent Hunters
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