



Skyline House

Caton Green Road







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This exceptional, architect-designed eco home offers a rare blend of cutting-edge sustainability, striking modern design, and breathtaking views across the Lune Valley and into the Yorkshire Dales. Designed by award-winning architect Chris Harrison and completed in 2011, the property extends to approximately 3,000 square feet (280 square metres) and occupies an elevated position that makes the most of its spectacular surroundings.

Crafted in a palette of glass, wood, and stone, the house is flooded with natural light across

all three levels. Expansive, triple-glazed Internorm windows — many floor-to-ceiling and all tilt-and-turn — frame uninterrupted, panoramic views from every room.

Both the ground floor and the top floor feature full-width balconies that stretch the length of the property, providing the perfect vantage points for soaking in the ever-changing landscape. Whether it's sunrise mist over the river, golden-hour light across the valley, or stargazing into the dark skies of the Dales, these outdoor spaces make every moment a scene worth pausing for. The lower ground floor offers direct access to the gardens, allowing seamless movement between indoors and out, and further reinforcing the home's connection to its surroundings.





4 BEDS



2 BATHS

- Light, airy, and thoughtfully designed, the house has a distinctly Scandinavian feel.
- Benefits from ultra-fast B4RN fibre broadband, making it perfectly suited to modern living and home working.
- With an EPC rating of B, this is a rare opportunity to own a home that combines environmental responsibility with architectural elegance.



Take a closer look...



Property Type:

Detached

Square Footage:

2820 sqft

Council Tax Band:

G

EPC Rating:

B

Tenure:

Freehold

Sustainability at its heart...



Sustainability is central to the design. The home features wet underfloor heating throughout, with thermostats in every room and individual floor controls, all supported by a condensing gas boiler in the dedicated plant room. Solar thermal panels on the roof preheat the water system. A mechanical heat recovery and ventilation system (MHRV), newly upgraded with a Zehnder unit in 2025, ensures fresh, warmed air in winter and cool air in summer, maintaining a healthy and comfortable indoor climate all year round. The rainwater harvesting system (Graf) collects runoff from both the house and garage roofs, recycling it for toilet flushing. This automated system tops up with mains water if needed, ensuring consistent and maintenance-free operation.

Further enhancing its eco credentials, the home is fitted with a Sika Sarnafil membrane roof over Kingspan insulation, offering excellent thermal performance with no maintenance required. The energy efficiency of the property is outstanding, with combined gas and electricity bills — EV charging included — totalling just £1,340 for the year from March 2024 to 2025. Water usage over the same period was a modest £284.



The Garden



Externally, the home offers a single garage, which previously held planning permission for extension to a double garage, and an adjacent hardstanding suitable for a caravan or motorhome.

A MyEnergi Zappi EV charger is already in place, ready for electric vehicle use. The surrounding grounds are beautifully landscaped, featuring a well-stocked garden, a tranquil wildlife pond, and a greenhouse for year-round growing.



Garage



Parking



Garden



 **lunevalley**
ESTATES.



The Bedrooms



On the lower ground floor, there are two generously sized double bedrooms, each enjoying the same stunning outlook and served by a beautifully appointed shared bathroom — ideal for guests, older children, or as a self-contained suite.

On the top floor, you'll find two further bedrooms, each with its own walk-in wardrobe. These rooms have been intelligently pre-plumbed, allowing for straightforward conversion to en-suite bathrooms if desired, offering future-proofed luxury and potential for further personalisation.



Kitchen Diner



The kitchen, fitted with sleek Haddington Integra units and finished with Black Pearl granite worktops from Gordon Greaves of Troutbeck Bridge, is equipped with high-spec Neff and Bosch built-in appliances.

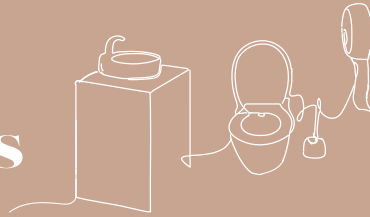
A full-height fridge, induction hob, single oven, and combination microwave/grill/oven are all included in the sale, while the freestanding Liebherr freezer and washing machine in the utility room are excluded.







The Bathrooms

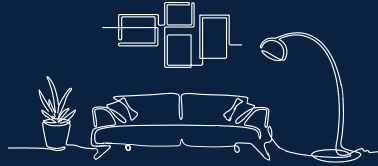


On the lower ground floor, the two double bedrooms are served by a well-appointed four-piece shared bathroom, while the top floor's final two bedrooms share an equally beautiful family four-piece bathroom.

The living areas on the middle floor are serviced by a handy WC, alongside a utility area and cloakroom.



Lounges

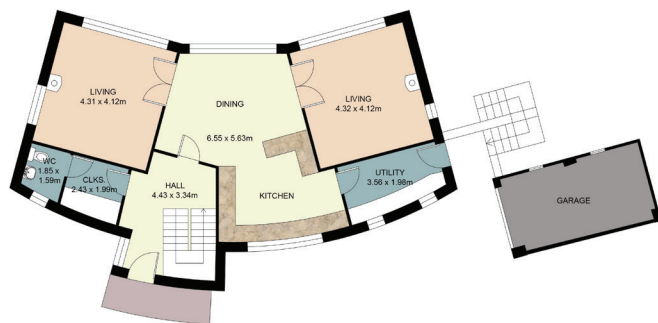


Inside, the house balances comfort and function beautifully. Both living areas on the middle floor feature cast iron wood-burners, providing warmth and atmosphere in the cooler months.

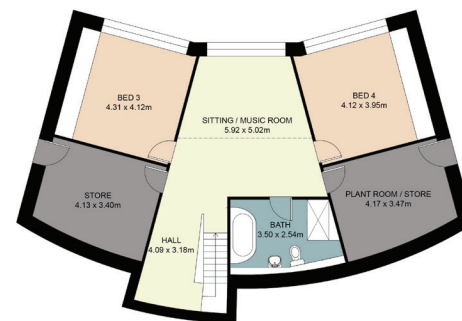
Additional living area/landing spaces are each also featured on the top and lower ground floors, offering impressive panoramic views of the valley beyond. Accommodation is thoughtfully arranged to offer both flexibility and privacy throughout.



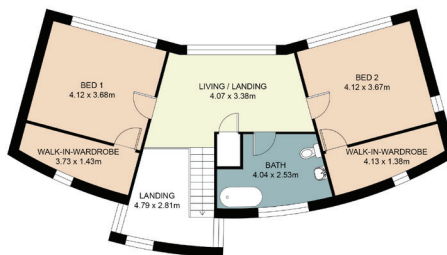




MIDDLE FLOOR



LOWER GROUND FLOOR



TOP FLOOR



Total Area: 262 sq. metres (2820 sq. feet)



About Lune Valley Estates

Nestled in the heart of the breath-taking Lune Valley we are a professional independent agency specialising in luxury property. We understand the significance of moving home and that both selling your existing home and finding the next one is as much financial as it is emotional. We combine local expertise, a strong network of partners and a proactive approach to ensure you have the best possible experience and can begin the next chapter with excitement.



“Honesty, integrity, and client care are fundamental values stitched into the fabric that makes Lune Valley Estates and we make them a part of everything we do.”



ROB MENZIES
Director



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