



DALLOW HALL BARN

Grantley, Ripon, North Yorkshire





A TRULY EXCEPTIONAL FOUR BEDROOM DETACHED BARN CONVERSION

With two beautifully appointed holiday cottages, garaging, landscaped gardens,
and a paddock—all set within approximately 1.3 acres in the stunning
Nidderdale Area of Outstanding Natural Beauty.



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6

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Local Authority: Harrogate Borough Council

Council Tax band: F

Tenure: Freehold



THE PROPERTY

Dallow Hall Barns offers a rare and captivating opportunity to acquire a unique country residence that blends period charm with stylish modern living. Nestled in a peaceful and picturesque setting between Kirkby Malzeard and Grantley, this outstanding property includes a four-bedroom principal home, two self-contained one-bedroom holiday cottages, and delightful grounds—ideal for private living, income generation, or multi-generational use.

At the heart of this character-filled home is a beautifully converted stone barn, where traditional features such as exposed beams, vaulted ceilings, and heritage windows harmonise effortlessly with high-end finishes. A bespoke handcrafted kitchen with granite worktops and a classic oil-fired AGA takes centre stage—perfect for entertaining or leisurely family meals. Spacious, light-filled living areas with flagstone floors and a magnificent inglenook fireplace create an inviting atmosphere for cosy nights in or relaxed weekends.



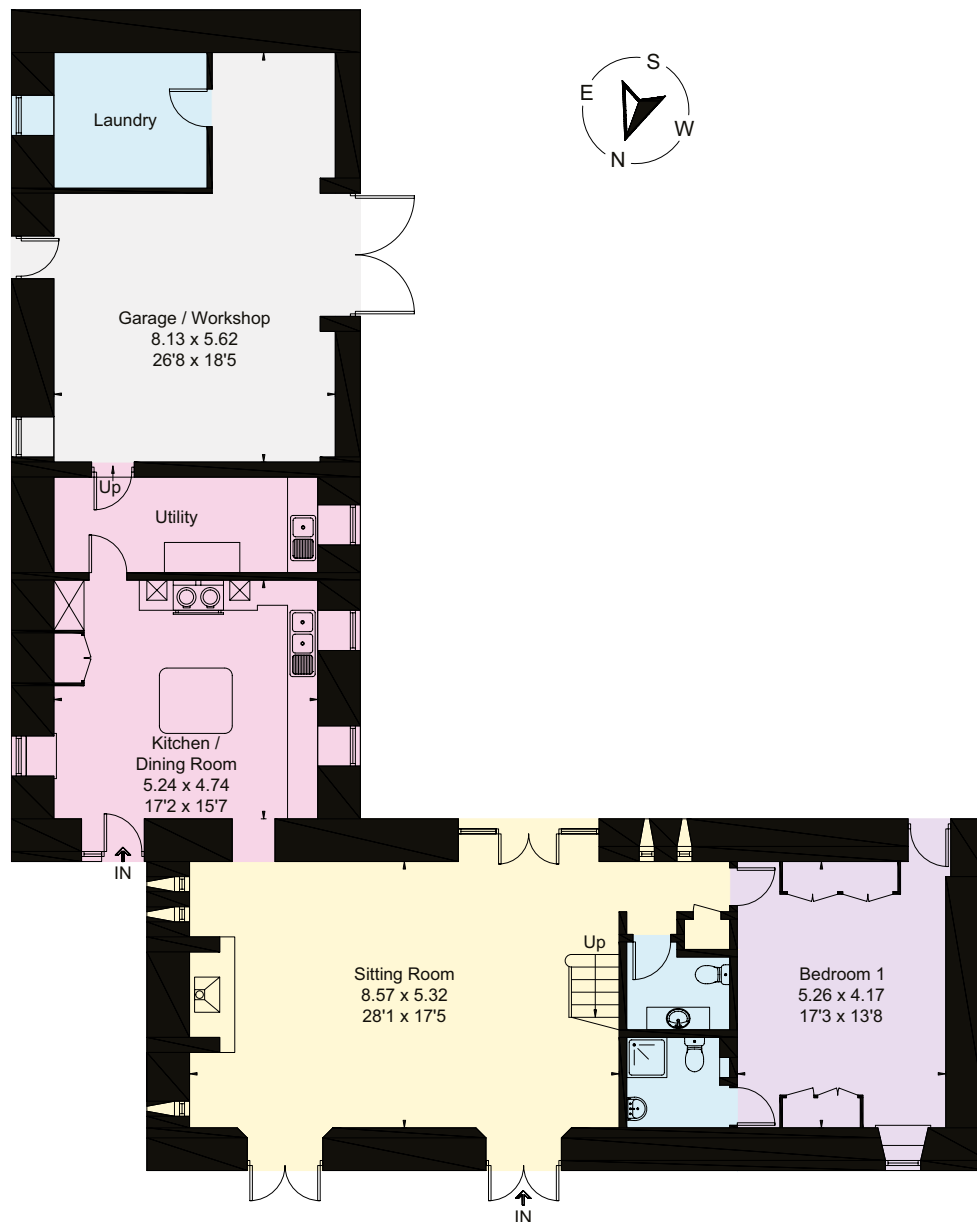






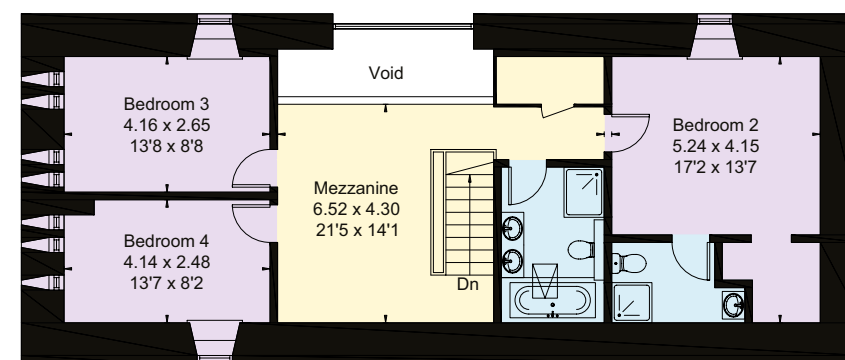
On the ground floor, a private en suite guest bedroom provides flexibility and comfort, while upstairs, the principal suite offers a sanctuary of calm, complete with a walk-in wardrobe and elegant en suite bathroom. Two further double bedrooms enjoy sweeping views over the countryside and share a beautifully appointed family bathroom with a freestanding tub, walk-in shower, and twin basins—bringing luxury to everyday life.





Ground Floor

Approximate Gross Internal Area = 249.2 sq m / 2682 sq ft
(Including Garage / Workshop / Excluding Void)



First Floor

This plan is for layout guidance only. Not drawn to scale unless stated. Windows and door openings are approximate. Whilst every care is taken in the preparation of this plan, please check all dimensions, shapes and compass bearings before making any decisions reliant upon them.

- Reception
- Bedroom
- Bathroom
- Kitchen/Utility
- Storage
- Outside





THE SIDE BARN – THE GRANARY & THE HAYLOFT

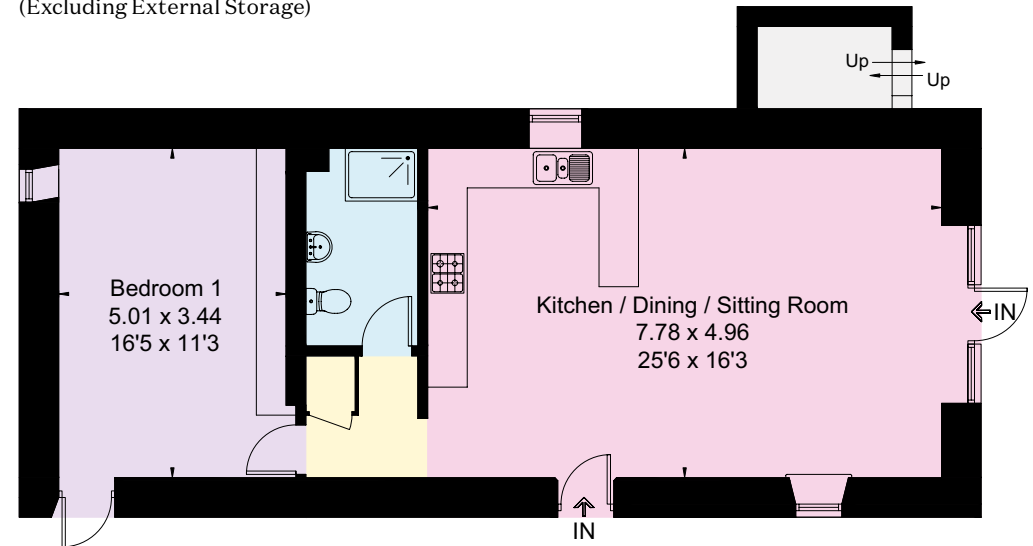
The detached Side Barn includes two superbly finished one-bedroom cottages—The Granary, with a sleek, contemporary feel, and The Hayloft, rich in rustic charm with vaulted ceilings and exposed beams. Both cottages offer open-plan living, stylish kitchens, and modern shower rooms, with independent access. Ideal as income-generating holiday lets, they also present exciting possibilities for guest accommodation, home offices, or independent living (subject to consents).





The Granary

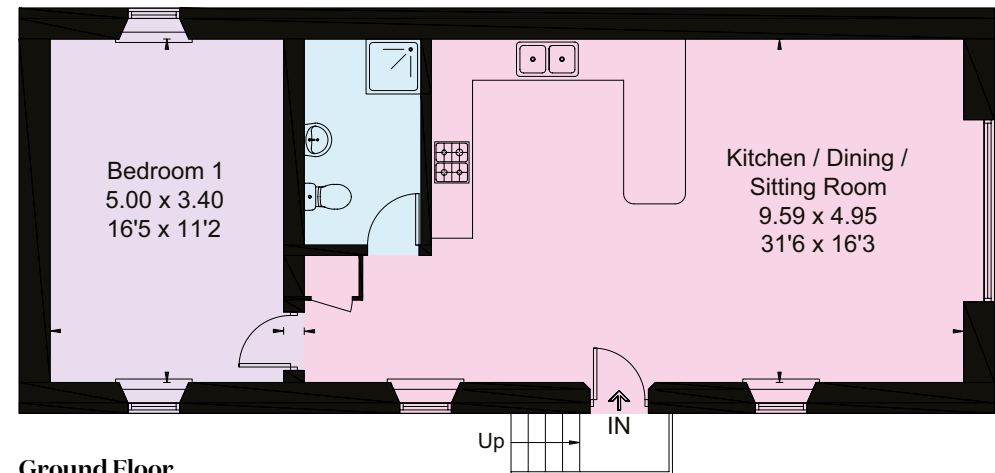
Approximate Gross Internal Area = 68.6 sq m / 738 sq ft
(Excluding External Storage)



Ground Floor

The Hayloft

Approximate Gross Internal Area = 67.9 sq m / 731 sq ft



Ground Floor

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EXTERNALLY

A private gravel driveway leads to a charming central courtyard flanked by an open double garage, a utility/laundry room, and direct access to all three properties.

The rear garden is a tranquil haven, laid mainly to lawn with well-stocked borders and generous stone terraces—ideal for summer entertaining. Beyond lies a secure grass paddock, perfect for horses, small livestock, or simply enjoying wide open space. A timber stable block with two loose boxes completes the offering for equestrian or smallholding use.







LOCATION

Tucked away in the heart of the Nidderdale AONB, Dallow Hall Barns offers the perfect blend of rural serenity and accessibility. The nearby villages of Kirkby Malzeard and Grantley provide local amenities, while Ripon, Harrogate, and Pateley Bridge are all within easy reach for shopping, dining, and cultural attractions.

Distances

- Harrogate: Approximately 12 miles
- Pateley Bridge: Approximately 6.8 miles
- Ripon: Approximately 9.3 miles
- Leeds: Approximately 30 miles

PROPERTY INFORMATION

Services: Mains electricity. Private borehole water supply with filtration system. Dedicated sewage treatment plant. Oil-fired central heating.

EPC Rating: Dallow Hall Barn D, The Granary C, The Hayloft C

Viewing: Strictly by appointment only. For further information, please contact: Knight Frank, Yorkshire Office – Melissa Lines | 01423 222078

Directions

Sat Nav: HG4 3PU



I would be delighted
to tell you more.

Melissa Lines

01423 222078

melissa.lines@knightfrank.com

Knight Frank Yorkshire

Oakwood Business Centre, Fountains Road

Bishop Thornton, Harrogate, HG3 3BF

knightfrank.co.uk

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