



HAWTHORN BARN
South Cowton, Northallerton

HAWTHORN BARN

South Cowton, North Yorkshire DL7 0JB

An exceptional opportunity to acquire a thoughtfully-designed, four bedroom detached barn conversion.

Configured to maximise natural light and generous proportions, the home offers four impeccably finished bedrooms and a sophisticated living environment that balances luxury with a warm, inviting ambience.

The property enjoys a wonderful position overlooking the surrounding countryside.



GSC GRAYS

PROPERTY • ESTATES • LAND

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Situation and Amenities

South Cowton benefits from an array of country walks and bridleways close by, including the Coast to Coast trail. The property is only 3 miles from Scorton which is an extremely sought-after village with an active community, a well-regarded primary school, a popular village shop, garage with additional shop, two pubs and a medical centre.

Situated about 5 miles from the A1 at Catterick, the property has easy access to the major commercial centres of Yorkshire and the North East. The historic town of Richmond, with its historic castle and market square, is about 8.7 miles away.

There is a primary school located in North Cowton and a number of secondary schools in Richmond, Northallerton and Darlington.

The nearest airports are Teesside International Airport (14 miles), offering a growing number of domestic and international flights, whilst Leeds Bradford and Newcastle are both about an hour's drive away. The area is particularly well connected by road and rail and is therefore commutable to Durham, Newcastle, York, Stockton and the wider Teesside area. The property has excellent links to both the A1(M) and A66, with the A1 corridor dividing the Yorkshire Dales from the North York Moors National Park, both of which are easily accessible and offer many opportunities for exploring the great outdoors.





Accommodation

Hawthorn Barn offers an outstanding opportunity to acquire a highly individual, single storey home that blends contemporary architecture with timeless rural character. A spacious entrance hall, flooded with natural light, creates a generous sense of space on arrival and sets the tone for the quality found throughout.

Expansive glazing has been thoughtfully incorporated across the property, framing sweeping panoramic views across the surrounding countryside and ensuring the local landscape becomes a natural extension of the interior. The result is a remarkable sense of harmony between home and countryside.

At the heart of the property lies a beautifully crafted kitchen, featuring bespoke cabinetry, a dedicated pantry and a separate utility room. Designed for both everyday living and entertaining, it offers a refined yet practical environment suited to modern lifestyles.



The free-flowing living space provides versatility without compromise, with the living room benefiting from a fitted flue to accommodate a stove if desired.

The principal suite serves as a tranquil retreat, complete with luxury en suite featuring dual basins, walk-in shower and roll-top bath. A second suite includes sliding doors to the rear terrace and its own contemporary shower room; ideal for guests or multi-generational living. Two further bedrooms offer exceptional flexibility.

Designed with style, function and efficiency in mind, the property features Thermo Ayous hardwood cladding, underfloor heating throughout and a Vaillant heat pump delivering both comfort and notable cost savings.

Externally

Externally, a gated, sweeping gravel driveway leads to a generous plot with lawned gardens adjoining open farmland. An Italian porcelain flagged terrace wraps around the barn, creating superb areas for dining, relaxing and enjoying the uninterrupted rural views.

To view previous developments by The James Partnership, please visit: james-partnership.com

Viewings

Strictly by appointment with GSC Grays. Telephone: 01748 829 217.

Tenure

The property is freehold and will be offered with vacant possession on completion.

Local Authority

North Yorkshire Council. Awaiting confirmation of council tax banding.

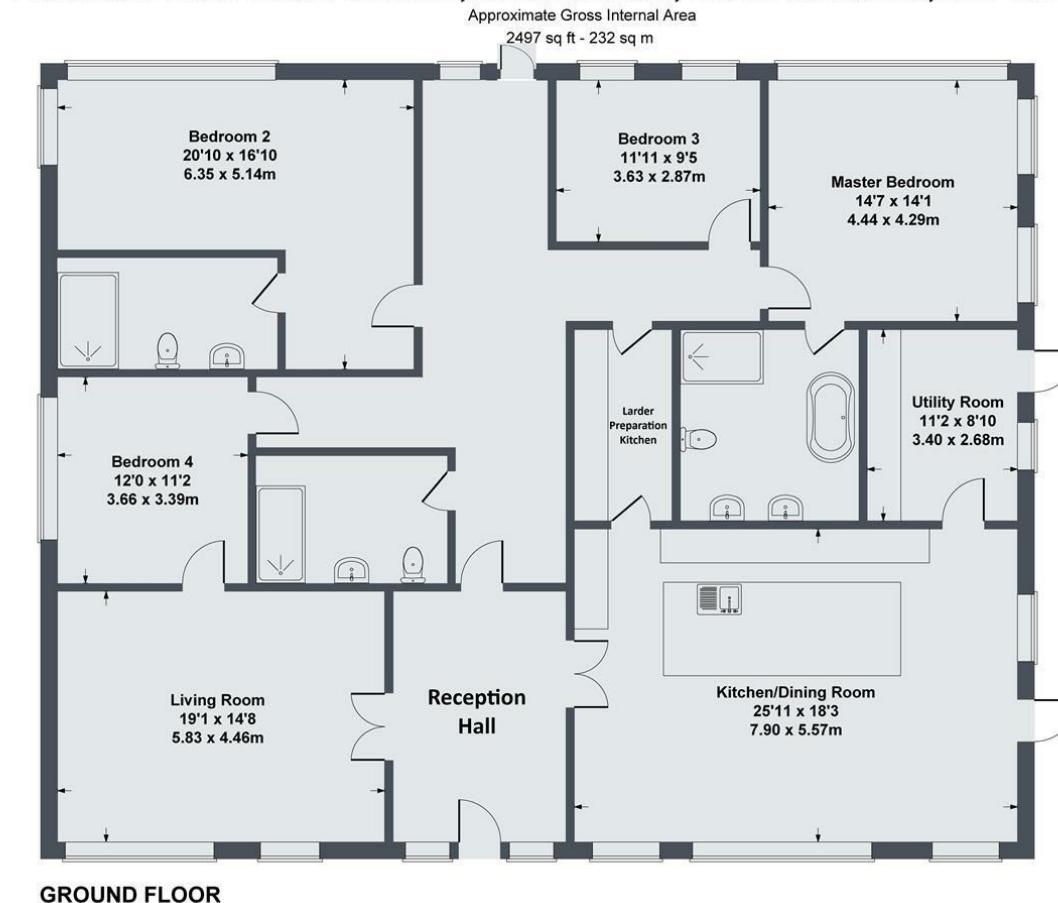
Services

Vaillant Air Source Heat Pump, mains water, electricity and a private treatment plant.

Particulars and Photographs

Particulars prepared and photographs taken January 2026.

Hawthorn Barn South Cowton, Northallerton, North Yorkshire, DL7 0JB



SKETCH PLAN FOR ILLUSTRATIVE PURPOSES ONLY

All measurements walls, doors, windows, fittings and appliances, their sizes and locations, are approximate only. They cannot be regarded as being a representation by the seller, nor their agent.

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6. Please discuss with us any aspects that are important to you prior to travelling to view the property.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A	80	
(81-91) B	67	
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		
EU Directive 2002/91/EC		

