



MULBERRY BARN  
South Cowton, Northallerton



**GSC GRAYS**

PROPERTY • ESTATES • LAND



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# MULBERRY BARN

South Cowton, Northallerton DL7 0JB

An exceptional opportunity to acquire a beautifully-designed barn conversion, configured to generous proportions.

This home offers three impeccably finished bedrooms and a sophisticated living environment that balances luxury with a warm, inviting ambience.

The property enjoys a wonderful position to enhance the outlook over the surrounding countryside.



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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

Mulberry Barn is set within an exclusive rural hamlet, surrounded by unspoilt countryside. This newly-completed barn conversion showcases a harmonious blend of traditional character and sophisticated, modern design.

Rich in heritage, the property retains exposed beams and original features, thoughtfully complemented by contemporary finishes to create a home of exceptional style and comfort.

At the heart of the property is an impressive, open-plan kitchen, dining, and living space which is bathed in natural light and perfectly orientated to frame sweeping countryside views. Patio doors and beautifully crafted windows capture the surrounding landscape, creating an idyllic setting for both relaxed everyday living and refined entertaining.

The flexible layout provides up to three bedrooms, including an elegant principal suite complete with a luxurious en suite shower room. A separate house bathroom serves the remaining accommodation.



A secondary entrance from the courtyard adds further flexibility, with clear potential to create a self-contained annexe; ideal for visiting family, guest accommodation, a home office suite, or a lucrative Airbnb let.

Finished to exacting standards, the home benefits from high performance energy efficient technologies, including a Vaillant air source heat pump and underfloor heating throughout, ensuring year round comfort with reduced running costs.

This is a property designed not only for the present lifestyle but for future ambitions. Planning permission has already been secured for a sympathetic rear extension, offering a ready-made opportunity to expand and tailor the home even further.

### Externally

The substantial south east-facing garden enjoys uninterrupted views across open countryside, offering a tranquil private retreat for relaxation, al fresco dining or landscaping projects. Additional adjoining land can be acquired separately, enabling buyers to extend their outdoor space or explore further development opportunities.

A generous gravel driveway provides ample parking, complemented by an EV charging point for modern convenience.

To view previous developments by The James Partnership, please visit: [james-partnership.com](http://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.

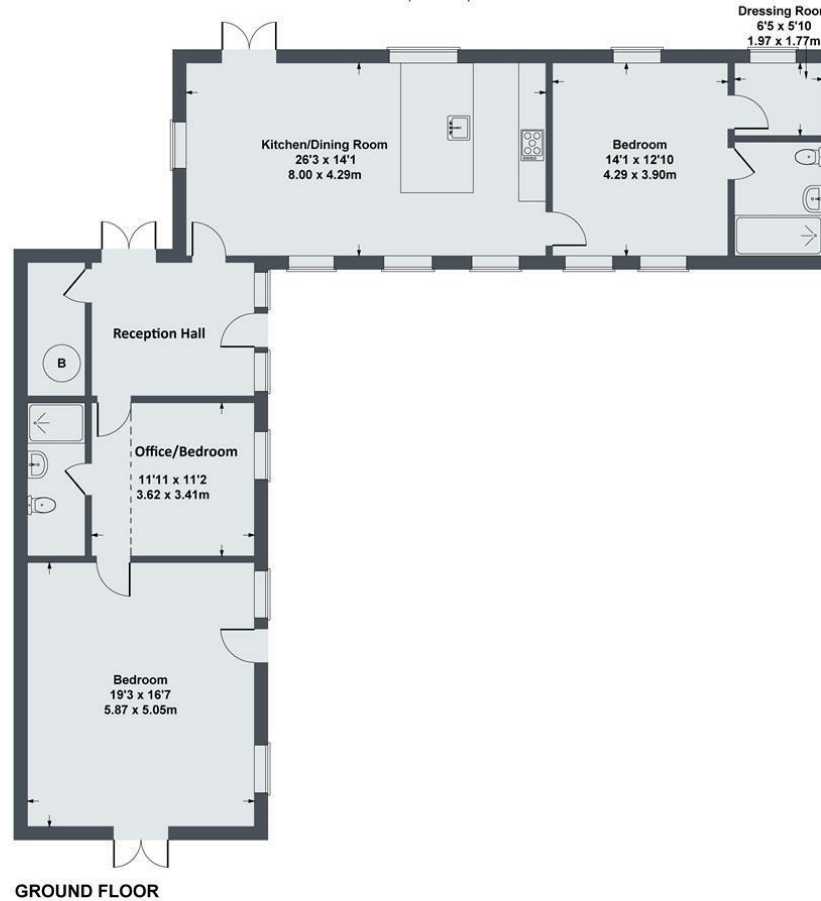
### Particulars and Photographs

Particulars prepared and photographs taken January 2026.



## Mulberry Barn South Cowton, Northallerton, North Yorkshire, DL7 0JB

Approximate Gross Internal Area  
1335 sq ft - 124 sq m



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.

Produced by Potterplans Ltd. 2026

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		100+
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D	63	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC



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