



The Old Wheel House

Cowton Grange, North Cowton, DL7 0HN



RobinJessop

A UNIQUE FORMER WHEEL HOUSE WHICH HAS BEEN CONVERTED TO CREATE A PERFECT FAMILY/EQUESTRIAN PROPERTY

- A Converted Wheel House
- Four Bedroom Accommodation
- Quality Stabling and 3.8 Acres of Grassland
- Substantial Garage with Parking for Multiple Cars
- Amenity Woodland and Nature Pond
- Large and Private Gardens
- Accessible Location
- Family/Equestrian Property
- Guide Price: £725,000

SITUATION

North Cowton 2 miles, Moulton 2.5 miles, A1 (M) Interchange at Scotch Corner 5.5 miles, Darlington 9 miles, Northallerton 14 miles, A19 Interchange at Osmotherley 17 miles (all distances are approximates).

The Old Wheel House is well situated set back off the public highway between the villages of North Cowton and Moulton. It is nearby to the desirable market towns of Darlington and Northallerton and within easy reach of a wide range of shops, amenities and facilities, including a train station with a regular service to London Kings Cross.

The Old Wheel House is also in close proximity to both the A1 (M) and the A19, bringing larger centres such as Teesside, Harrogate and Leeds within reasonable commuting distance.

DESCRIPTION

The Old Wheel House comes to the market and offers an incredibly unique opportunity to purchase this family home or equestrian property. The property offers a farmhouse aesthetic with character features throughout. The property is located in a small complex of barn conversions which have been carefully developed to offer privacy. Unlike the other properties on the complex, The Wheel House benefits from a large lawned garden, garaging, modern stable block and 3.8 acres of grass paddocks, wildlife pond and amenity



woodland. Overall, The Wheel House offers an incredibly diverse property and will suit a number of buyers, from those looking for a family home, equestrian property or small holding.

The property is accessed via a gated driveway off Back Lane, from the driveway there is plenty of parking. The property is approached down a hedge lined path which cuts through the lawned garden. The property is entered into a open and inviting entrance hall which is used to access the rooms on the ground floor and the stairs to the first floor. The kitchen diner is situated overlooking the garden and features a stone flag floor, brick feature wall and pine units to offer a farmhouse feel. However, the kitchen also features bi fold doors which lead to the garden offering a more modern feeling and the potential for inside/outside living. The living room offers a large open and light room with a number of character features, as well as a log burner and french doors to the garden, creating an ideal environment all year round. The ground floor also features a snug which again leads out to the garden and would also be suitable to be used as another bedroom, playroom or office. The ground floor is finished off by the cloakroom, large understairs cupboard and very large utility/bootroom.

The first floor of the property is accessed by a staircase in the entrance hall and leads to an open landing with high ceiling. The main bedroom again is located overlooking the garden and offers a large room with en-suite. The second bedroom is located at the other end of the property and again is a good size with high ceilings. The other two bedrooms are both useful sizes with one being a double and the other being a good sized single. The first floor of the property is finished off by a family bathroom.

Externally, the property features a lawned garden which wraps around the majority of the property, with an orchard, mature shrubs and hedges. The property has a large parking area with space to park a number of cars and a large detached garage with stables, tack room and feed store.

The property further benefits from two large grass paddocks extending to 2.8 acres which is ideal for grazing livestock of horses. To compliment the equestrian facilities is a large 13m x 10m building with a number of stables, tack room and feed store in. However, this could easily be used to store machinery or livestock. The land at the property is accessed over the driveway of a neighbour's property, of which the current owner has a right of way. However, it also benefits from its own roadside access. Surrounding the building is an area of mature woodland which shelters the land and also features a large pond, offering a perfect environment for nature. In total the garden and land offers fantastic family potential, whilst maintaining its peaceful and environmentally diverse nature.



GENERAL REMARKS & STIPULATIONS

VIEWING

Strictly by Appointment with Robin Jessop Ltd – Telephone 01969 622800 or 01677 425950.

OFFERS

All offers must be confirmed in writing. We will NOT report any verbal offer unless it is confirmed in writing.

MONEY LAUNDERING REGULATIONS

Please note that if you are the successful purchaser it is now a legal requirement for you to provide 2 forms of ID. This will need to be provided personally in our office where we can take copies of both this and proof of funds, which we also require to comply with Money Laundering Regulations.

METHOD OF SALE

The property is initially being offered for sale by Private Treaty. However, we reserve the right to conclude the sale by any other means at our discretion.

BOUNDARIES

The boundaries of the property are shown edged red on the plan within this brochure.

WHAT3WORDS

///fragments.coverings.massaged

FIXTURES & FITTINGS

Only those fixtures and fittings described within this brochure are included in the sale.

TENURE

Freehold with vacant possession.

COUNCIL TAX

Band F.

SERVICES

Mains electricity. Mains water. Septic Tank Drainage. LPG Gas. Broadband connection available. Fibre internet has also been installed along the roadside of the property.

LOCAL AUTHORITY

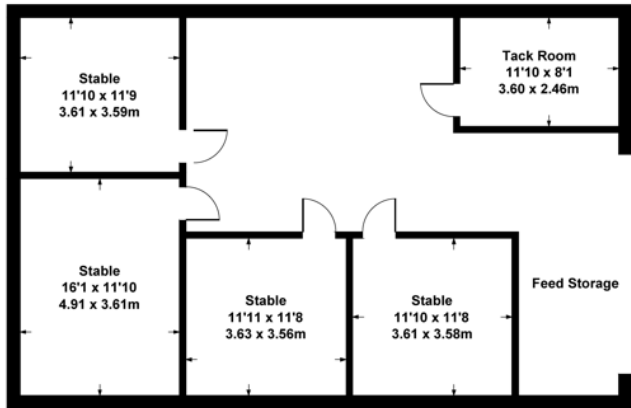
North Yorkshire Council, County Hall, Racecourse Lane, Northallerton, DL7 8AD Tel: 01609 780780



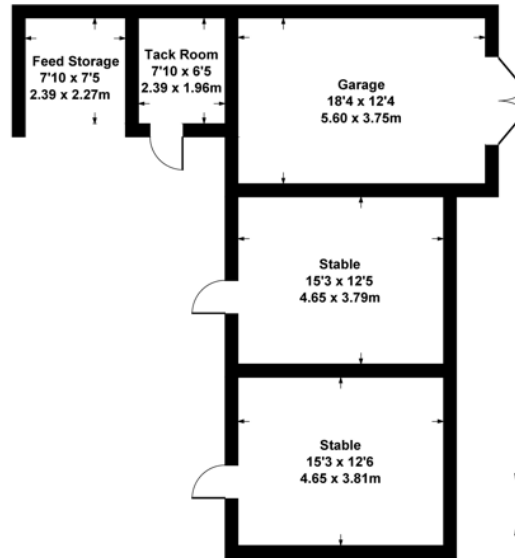
Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		74 C
55-68	D	63 D	
39-54	E		
21-38	F		
1-20	G		

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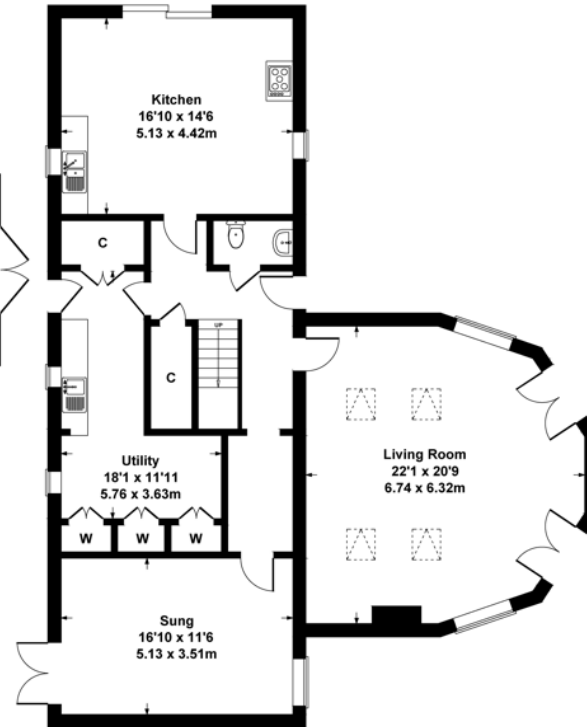
Approximate gross internal area
House 205 sq m - 2207 sq ft
Outbuilding 187 sq m - 2013 sq ft
Total 392 sq m - 4220 sq ft



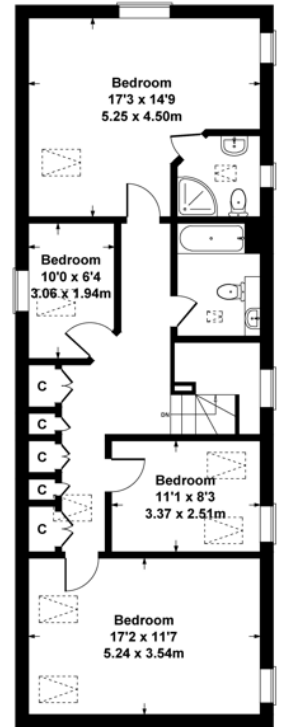
OUTBUILDING



OUTBUILDING



GROUND FLOOR



FIRST FLOOR

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. 2025

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