



Haughton House
North Cowton, DL7 0HG

CHARMING PERIOD FAMILY HOME, WITH LOTS OF POTENTIAL AND ATTRACTIVE CENTRAL VILLAGE LOCATION

- Spacious Semi-Detached Period Property
 - Six Double Bedroom Accommodation
 - Attractive Central Village Location
 - Generous Outdoor Space
 - Some Updating Required
 - Garage and Off-Road Parking
 - Grade II Listed
 - Viewing by Appointment Only
 - Guide £550,000
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SITUATION

Moulton 3.2 miles, A1(M) Interchange at Scotch Corner 6.7 miles, Darlington 8.3 miles, Northallerton 9.9 miles, A19 Interchange at Osmotherley 17.2 miles (all distances are approximates).

Haughton House sits in the centre of the idyllic village of North Cowton, overlooking the village green. It is within easy access to the desirable market towns of Darlington and Northallerton which offer a wide range of shops, amenities and facilities, including a train station with a regular service to London Kings Cross.

Haughton 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

Nestled in the picturesque village of North Cowton, Haughton House presents a rare opportunity to acquire an impressive and spacious Grade II listed family home in the heart of North Yorkshire. This charming six-bedroom residence spans three floors and offers generous outdoor space, ample storage, and versatile living accommodation, making it ideal for a variety of buyers—



particularly those seeking to add their own personal touch to a beautiful family home.

Upon approach, the property offers access via both front and rear entrances. The front door opens into a welcoming, spacious hallway, while the rear entrance leads conveniently into a recently renovated utility room, which flows directly into the heart of the home—the kitchen.

The kitchen and utility area have been thoughtfully refurbished to combine style with practical functionality. Features include classic built-in panelled cupboards, elegant marble-effect worktops, a double ceramic sink, a central island with breakfast bar, and a suite of integrated appliances: double oven, fridge freezer, microwave, dishwasher, and wine fridge.

Across the hallway lies the dining room/snug. Traditionally used for dining, this inviting space, complete with a built-in log burning stove, could equally serve as a cosy snug or family sitting room.

Additional ground floor spaces include a formal sitting room which is flooded with natural light from three large windows. This room also enjoys wooden flooring and a traditional wood-burning stove, making it the perfect space for relaxation or entertaining. A spacious, recently refurbished ground floor WC adds further convenience with a walk-in shower, WC and basin.

For those in need of extra storage or workspace, the property also boasts a cellar and a mezzanine level. While the mezzanine requires renovation, it offers excellent potential for a home office or playroom.

The accommodation continues across two upper floors, comprising six generously sized double bedrooms, four on the first floor and two on the second. Three of the first-floor bedrooms retain original fireplaces, adding character and charm. The first floor also benefits from a stylishly appointed family bathroom, featuring a walk-in shower and built in bathtub.

Externally, the home sits on a substantial plot, offering a variety of outdoor spaces to enjoy. The garden is divided into three distinct zones: a large walled courtyard featuring an original outdoor WC and a spacious garage; a well-maintained central lawn ideal for family recreation; and a peaceful, secluded orchard at the far end, perfect for relaxation or gardening enthusiasts.

With its unique charm and generous layout, this property offers a rare chance to craft a truly beautiful home. Although it is in need of some updating, it presents the perfect canvas for those wishing to add their own personal touch to a highly desirable residence.



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.

AGENTS NOTE

It is understood that some of the windows in the property have been replaced without listed building consent. This should be factored into any offers made.

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

///begun.husky.excavated

FIXTURES & FITTINGS

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

TENURE

Freehold with vacant possession.

COUNCIL TAX

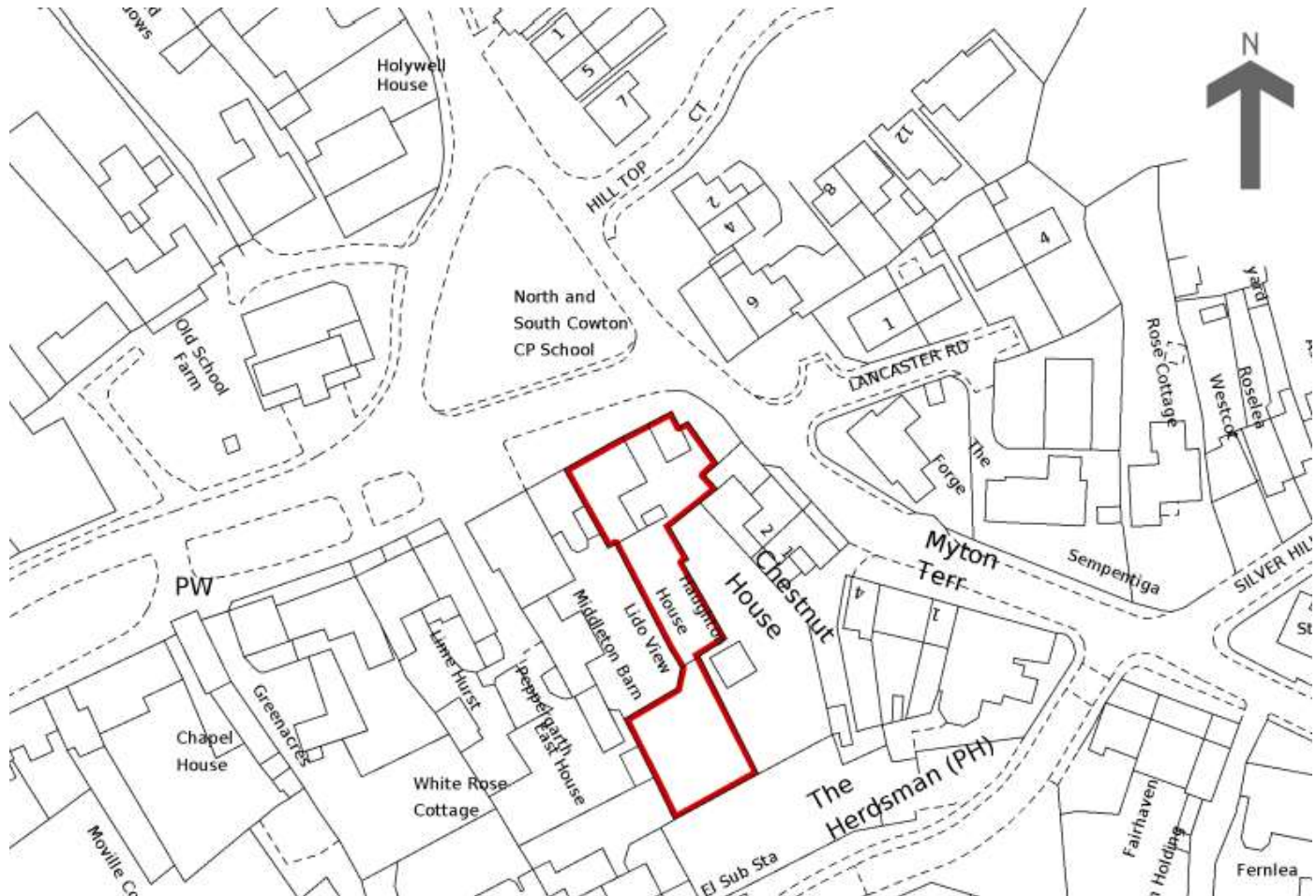
Band F.

SERVICES

Mains electricity. Mains water. Mains Drainage. Oil central heating. Broadband connection available.

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		
39-54	E	53 E	
21-38	F		
1-20	G		

Haughton House, North Cowton, DL7 0HG

Approximate gross internal area

House 265 sq m - 2852 sq ft

Outbuilding 11 sq m - 118 sq ft

Total 276 sq m - 2970 sq ft



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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