



## THE COACH HOUSE

MANOR FARM BARNs | BURRILL | BEDALE | DL8 1RG

# DEVELOPER

## **BACKGROUND**

*HUIS Homes was born out of 20 years of extensive building experience, taking inspiration from the best of European design and forward-thinking construction technique whilst living there.*

*HUIS has a passion to provide affordable, Eco-friendly design led houses and have a well-earned reputation for not only the style and quality of the homes it builds but also for its innovative approach to the design of energy efficient new dwellings.*

*Our design inspiration comes from many European countries and their values, with influential styles from across Europe, such as Dutch & Scandinavian characteristics, as well as the way they bring their ECO-friendly systems into the homes.*

*When you buy a HUIS Home, you can be sure you will own a truly beautiful & unique home. Materials are carefully researched and sourced, as much as possible as we strive to use hand-crafted and recycled materials.*

*HUIS Homes are proud members of the NHBC*

## **AWARD WINNING HOMES**

*HUIS homes have WON the 2022 Sustainability Award for their recently constructed homes in The Stoneyard, Ripon, and were highly commended for Best New Building. This small development, which comprised of three eco homes, were built to a rigorous environmental standard and sustained living, something that is more and more important both to ourselves and our clients due to the rising cost of living.*

*HUIS Homes are designed and constructed with eco and sustainability in mind, from concept to completion, we aim to bring you the very best.*

## **A SUSTAINABLE APPROACH TO BUILDING**

*HUIS homes help homeowners reduce their energy consumption and minimise waste.*

*We strive to build energy efficient homes. Sustainability permeates throughout the entire business; from the way in which our houses are built to the responsible ethos we adhere to on site. Our materials are sourced where possible, from sustainable manufacturers and all waste on site is minimised and disposed of responsibly.*

## **ZERO WASTE**

*HUIS Homes endeavours to operate a zero waste and 0% landfill policy where possible.*

*The materials are hand sorted, up-cycled into quality materials and used across other developments. We pay particular attention to using sustainable materials wherever possible.*

## **REDUCED PLASTICS**

*HUIS Homes employs a reduced plastic ethos. We use timber framed windows, and copper piping in our plumbing wherever possible. HUIS Homes are constantly looking at ways to improve sustainability in our building process. We believe there is always room to improve and we are continually monitoring and looking at ways to enhance our environmental and ecological plans.*

## **CARBON FOOTPRINT**

*We do where practical, source materials from local merchants and suppliers, and use local tradesmen to carry out contracted works in the hope of keeping our carbon footprint to the minimum together with supporting local businesses and tradesman.*

# DEVELOPMENT



Manor Farm Barns, is a stunning collection of six beautifully restored, Grade II listed barn conversions. Nestled within the picturesque rural hamlet of Burrill, just over a mile from the thriving market town of Bedale, these unique homes offer a perfect blend of rural tranquility and modern convenience. Painstakingly designed and constructed using reclaimed and locally sourced materials, Manor Farm Barns have been transformed into luxurious residences that perfectly balance heritage charm with contemporary style.

## KEY FEATURES

**Heritage Charm, Modern Comfort:** Each of the six barn conversions has been meticulously restored to retain its historic character while offering all the comforts of modern living. From exposed beams to vaulted ceilings, these homes exude timeless elegance.

**Personalised Living Spaces:** By purchasing off-plan, prospective buyers have the opportunity to personalise the internal layout to suit their individual preferences and requirements. Our expertly crafted designs offer a flexible backdrop, allowing you to create a space that perfectly reflects your lifestyle.

**Sustainable Living:** Manor Farm Barns are designed with sustainability in mind. From efficient insulation to the integration of cutting-edge technologies, these homes minimise environmental impact while providing a comfortable living environment.

**Renewable Technology:** Air source heat pumps are a major step forward in energy efficient climate control. Heat pump technology is based on a very simple, well-known principle – the same one used in an ordinary refrigerator. By extracting heat energy from the outside air, even at lower temperatures, the 'NIBE' air source heat pump will supply your home with heating and hot water. The process can also be reversed to provide cooling during the summer months.

A 'NIBE' air source system consists of an outdoor module combined with an indoor or control module, working together to create a complete climate system that's easy to install, run and maintain. And because they consume

Mechanical Ventilation with Heat Recovery System has been installed in each of the properties. The 'NIBE' system features a highly efficient heat exchanger block within the unit and is capable of recovering up to 95% of normally wasted heat efficiently combining supply and extract ventilation into one centralised system. Fresh incoming air is filtered as an added benefit, pre-warmed via the heat exchanger and evenly distributed to the living spaces, thus reducing household energy consumption.

**Highly Insulated Construction:** Our properties boast highly insulated materials that ensure exceptional thermal performance, reducing heat loss and minimising energy consumption.

**Spacious Open-Plan-Living:** At the heart of each of these beautiful homes is the expansive open-plan living kitchen, and family room. Perfect for entertaining or relaxing with family, these light-filled spaces are ideal for modern family living.

**Luxurious Finishes:** Homeowners will delight in the luxurious specification, contemporary fittings, and extensive accommodation, all of which have been styled with premium fixtures and beautifully designed finishes.

**Professional Landscaped Outdoor Spaces:** Externally, the architectural style draws inspiration from the surrounding properties and village streetscape. The original mellow stone elevations have been meticulously preserved and restored where possible. Each property will enjoy professionally landscaped outdoor space including gardens, private parking spaces and garden stores.

The Coach House offers a rare opportunity to own a piece of history while enjoying all the comforts of contemporary living.



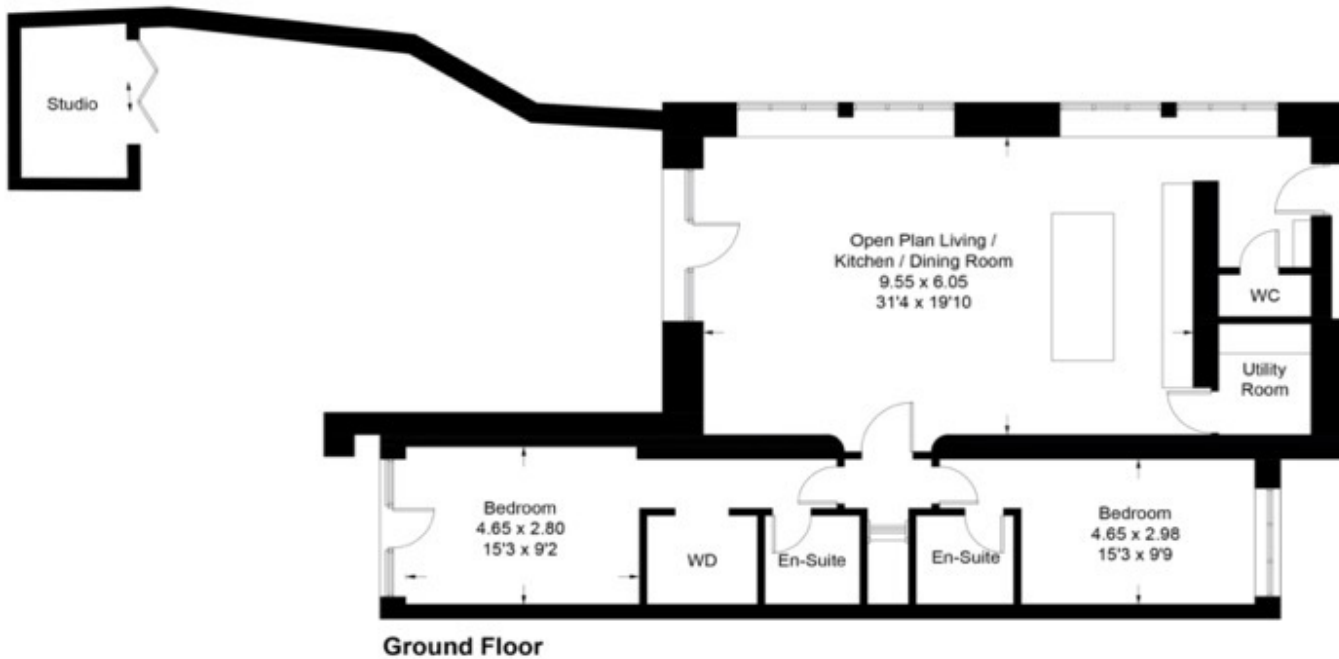






# The Coach House, Manor Farm Barns, Burrill, Bedale, DL8 1RG

Approximate Gross Internal Area = 1227 sq ft / 114.0 sq m  
(Excluding Garden Store)



Ground Floor

## ACCOMMODATION

### GROUND FLOOR

- Open Plan Living / Kitchen / Dining
- Utility Room
- Cloakroom / WC

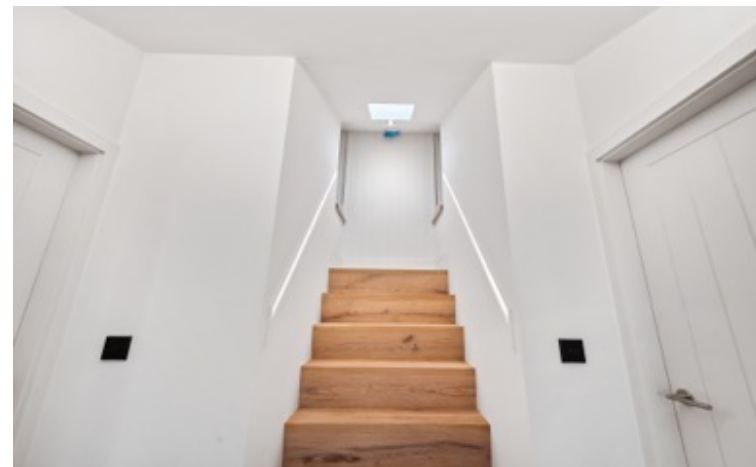
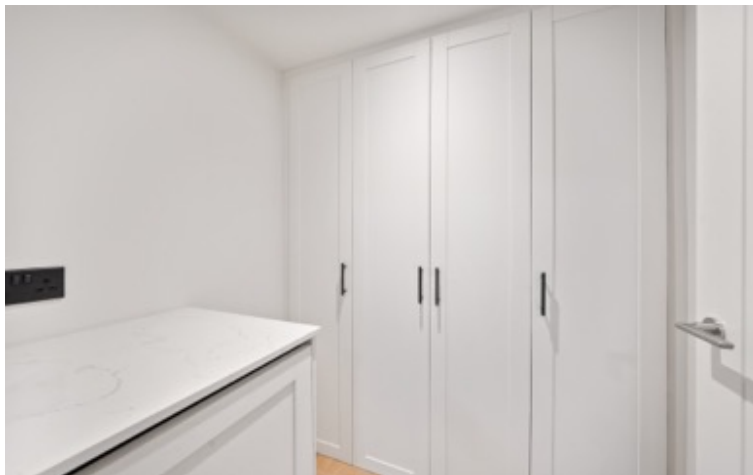
### FIRST FLOOR

- Principal Bedroom with En-Suite
- Guest Bedroom with En-Suite

### EXTERIOR

- Studio
- Landscaped Gardens
- Parking

Illustration for identification purposes only,  
measurements are approximate, not to scale. (ID1021277)



# SPECIFICATION



## GENERAL

- Reclaimed cobble and coursed stone construction, with Lime pointing (buff colour)
- Natural stone heads and sills (buff colour)
- Mixture of Heritage edition grey slate roof and Antique pantile
- Larger cavities for extra thermal insulation with double thickness Xtratherm. Cavity wall batts for increased energy efficiencies, including foiling joint barriers
- Internal walls in block work with some timber partitions
- Modern truss rafter roof with traditional elements of roof building
- Aluminum conservation gutters and down pipes in black
- Ground floor with flowing screed, encapsulating hot water under floor heating
- Acoustic first and second floor joists (only on selected properties)
- Air source central heating by 'Nibe' made in Sweden, combined with mechanical ventilation
- Doubled glazed timber box sash windows, Italian sliding ground floor openings
- Huis bespoke staircase

## OPEN PLAN LIVING/KITCHEN/DINING

- Bespoke Fitted Kitchen
- wall batts for increased energy efficiencies, including foiling joint barriers
- Internal walls in block work with some timber partitions

- Modern truss rafter roof with traditional elements of roof building
- Aluminum conservation gutters and down pipes in black
- Large central island, breakfast bar combination
- Engineered Oak Flooring
- Integrated appliances

## UTILITY ROOM

- Range of fitted cabinetry
- Fitted sink
- Plumbing for washing machine and tumble dryer

## DECORATIVE FINISHES

- Farrow & Ball off white matt emulsion to walls and ceilings Heated chrome towel rails to all bathrooms
- Satin chrome door furniture
- Painted skirting and architraves

## BATHROOMS AND CLOAKROOM

- High quality sanitary ware
- Mixer and tap fittings in gunmetal grey finish
- Glazed shower doors
- High quality wall tiling to bathrooms
- Backlit bespoke bathroom mirrors
- Porcelain Floor tiling to bathrooms
- Electric under floor heating to bathrooms

## EXTERIOR

- External lights to entrance area
- Electric power sockets
- Lighting and power sockets to Studio
- Natural flagstone terrace seating areas
- Feature cobble inserts
- Garden tap
- Gravel driveways with gravel retention system
- External Landscaping
- Power to electric charging point
- Black timber cladding

## ELECTRICS HEATING AND LIGHTING

- LED lighting
- Low energy pendant
- Electrical outlets and LED chargers (matt black finish)
- TV points
- Mechanical ventilation
- Mains power smoke detectors with battery backup









## LOCATION



### BURRILL

Burrill is a small, picturesque village situated on the edge of Wensleydale within the beautiful stunning countryside of The Yorkshire Dales. There are an abundance of scenic walks and country pursuits accessible from your doorstep. Burrill is situated in the Hambleton District close to the thriving market towns of Bedale, Masham and Leyburn.

Bedale is just over a mile from the development and is a vibrant market steeped in history and surrounded by picturesque countryside. With its bustling market square, historic buildings, and friendly atmosphere, Bedale offers residents a quintessential English town experience.

### MARKET TOWN CHARM

Bedale's market square is the focal point of the town, hosting regular markets and events. Visitors can explore the charming mix of independent shops, cafes, and pubs that surround the square.

### HISTORIC LANDMARKS

The town is home to several historic landmarks, including Bedale Hall, a Grade I listed building with beautiful gardens, and St. Gregory's Church, a medieval church with impressive architectural features.

### LOCAL AMENITIES

Residents enjoy a range of local amenities, including supermarkets, schools, healthcare facilities, and leisure activities.

### EDUCATION

Bedale and its surrounding villages offer a range of educational options including primary and secondary schools.

### CYCLING AND WALKING

Cycling and walking opportunities near Burrill are abundant, thanks to its picturesque rural setting. The area offers scenic country lanes and trails ideal for leisurely bike rides and walks.

### SPORTS AND RECREATION

The area offers a variety of sports and recreational activities for residents and visitors of all ages. Bedale Leisure Centre: Swimming Pool: The leisure centre boasts a 25-meter swimming pool, perfect for both leisurely swims and fitness training.

The centre has a fully equipped gym with a range of cardio and strength training equipment. It also offers a variety of fitness classes, including yoga, Pilates, and spin. Golf Course: Bedale Golf Club offers an 18-hole, par 70 parkland course set in the beautiful Yorkshire countryside. The club welcomes golfers of all abilities and has a friendly and welcoming atmosphere.

### OUTDOOR RECREATION

Bedale Park: The town's park offers a range of facilities, including tennis courts, a children's play area, and open green spaces for picnics and leisure activities.

### SPORTS CLUBS AND SOCIETIES

Bedale AFC: The town's football club competes in local leagues and welcomes players of all ages and abilities. Bedale Cricket Club: The cricket club has teams for both adults and juniors and offers coaching and competitive matches throughout the season. Bedale Bowling Club: The bowling club has excellent facilities and welcomes new members of all ages.

### EVENTS AND FESTIVALS

Bedale Sports Festival: A highlight of the town's calendar, the sports festival includes a range of activities and events for all ages, including sports tournaments, fun runs, and family-friendly entertainment.

### TRANSPORT LINKS

Bedale benefits from excellent transport links, with easy access to the A1(M) motorway and regular train services to destinations including London, Leeds, and Edinburgh.

### YORKSHIRE DALES

The Yorkshire Dales National Park is home to some of the country's most iconic scenery and attractions. With spectacular limestone valleys, picture postcard villages and historic castles, it's a place that stirs the emotions and stimulates the senses of everyone that visits. With 680 square miles of outstanding scenery, protected wildlife and rich heritage, the rolling Dales have an unrivalled sense of tranquillity. Stroll beside its rivers, hike over its moorlands, cycle its bridleways and climb its limestone pavements. However you discover the area, you'll feel the rest of the world just melt away.

The Yorkshire Dales National Park is a living, working landscape dotted with charming market towns and picture postcard villages, each with their own unique character and charm.

### Some notable features of the Yorkshire Dales include:

**Three Peaks:** Pen-y-ghent, Wharfedale, and Ingleborough are three prominent peaks in the area, and climbing all three in one day is a popular challenge known as the Yorkshire Three Peaks Challenge.

**Malham Cove:** A dramatic limestone formation with a large natural amphitheater at the top, offering stunning views over the dales.

**Aysgarth Falls:** A series of picturesque waterfalls on the River Ure, surrounded by lush woodland.

**Ribblesdale:** A scenic valley famous for its viaducts, including the impressive Ribblesdale Viaduct, a symbol of the area's industrial heritage.

**Hawes:** A charming market town and the highest in England, known for its traditional shops, pubs, and the Wensleydale Creamery, where the famous Wensleydale cheese is made.

**Walking and Cycling:** The Yorkshire Dales offers an extensive network of footpaths and cycling routes, allowing visitors to explore the stunning countryside at their own pace.

Overall, the Yorkshire Dales is a beautiful and tranquil destination, perfect for those seeking outdoor adventure or simply looking to unwind amidst breathtaking scenery.





**Method of Sale:** The house is offered for sale by private treaty; however, the Agents reserve the right to conclude negotiations by any other means at their discretion.

**Services:** Mains electricity, water and drainage. Gas fired central heating. Underfloor heating throughout

**Fixtures and fittings:** All items normally designated as fixtures and fittings are specifically excluded from the sale unless they are mentioned in the particulars of sale.

**Covenants, Easements, Rights of Way:** The property will be sold subject to all covenants, easements and rights of way whether specifically mentioned in these particulars or not.

**Energy Performance Certificate:** Rating C. Full copy of the energy performance certificate is available upon request.

**Tenure and Possession:** The property is offered for sale freehold with vacant possession upon completion.

**Mileages Bedale 1.5miles, Ai(M) 4 miles, Masham 5 miles, Northallerton 10 miles, Thirsk 16 miles.** (All mileages are approximate)

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Buchanan Mitchell  
Estate Agents

Buchanan Mitchell Ltd Chartered Surveyors & Estate Agents  
5 Foundry Yard New Row Boroughbridge York YO51 9AX  
01423 360055 | [Info@buchananmitchell.com](mailto:Info@buchananmitchell.com)  
[www.buchananmitchell.com](http://www.buchananmitchell.com)

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