



MANOR FARM BARN

BURRILL | BEDALE | DL8 1RG

THE DEVELOPER

OUR 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.



THE 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

much less energy than the heat they generate, air source pumps have significantly lower running costs than traditional ways to heat a home.

A 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.
- **Professionally 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.

Manor Farm Barns offer a rare opportunity to own a piece of history while enjoying all the comforts of contemporary living.

Don't miss your chance to make one of these unique homes your own. Contact Buchanan Mitchell today to arrange a viewing and start your journey to your dream home.



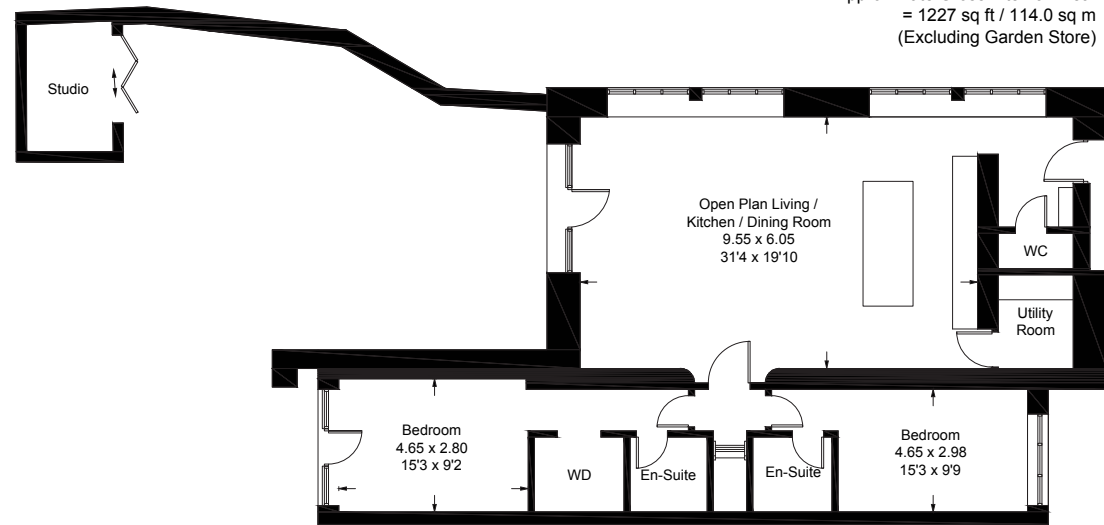
THE COACH HOUSE & COWLING WOOD



COMPUTER GENERATED IMAGES FOR ILLUSTRATIVE PURPOSES ONLY

THE COACH HOUSE

- OPEN PLAN LIVING/KITCHEN/DINING
- UTILITY ROOM
- CLOAKROOM / WC
- PRINCIPAL BEDROOM WITH EN-SUITE
- GUEST BEDROOM WITH EN-SUITE
- STUDIO
- LANDSCAPED GARDENS
- PARKING

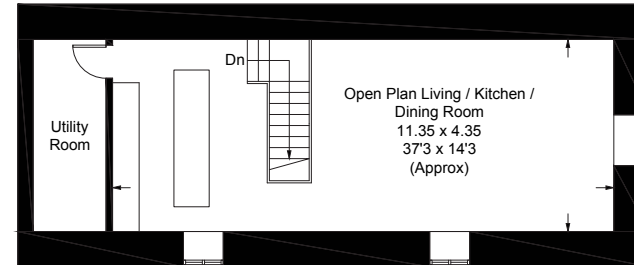


Approximate Gross Internal Area
= 1227 sq ft / 114.0 sq m
(Excluding Garden Store)

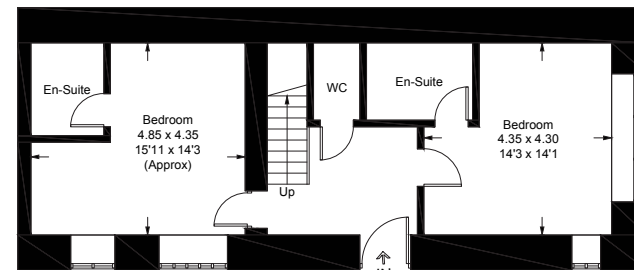
Ground Floor

COWLING WOOD

- OPEN PLAN LIVING/KITCHEN/DINING
- UTILITY ROOM
- CLOAKROOM / WC
- PRINCIPAL BEDROOM WITH EN-SUITE
- GUEST BEDROOM WITH EN-SUITE
- PRIVATE GARDEN
- PARKING



First Floor



Ground Floor

Approximate Gross Internal Area
1275 sq ft / 118.5 sq m

Floorplans shown are for approximate measurements only. Exact layouts and sizes may vary. All measurements may vary within a tolerance of 5%. The dimensions are not intended to be used for carpet sizes, appliance sizes or items of furniture.

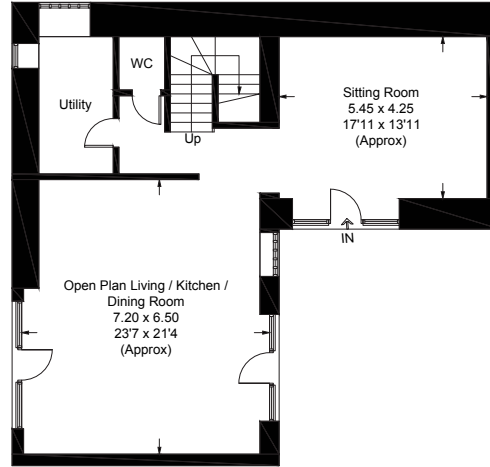
BURRILL BECK & SLEIGHT HILL



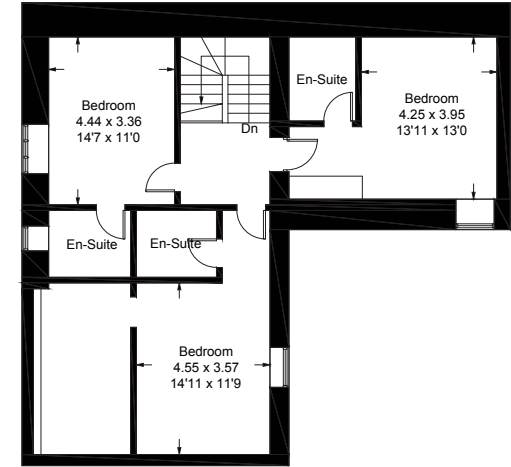
COMPUTER GENERATED IMAGES FOR ILLUSTRATIVE PURPOSES ONLY

BURRILL BECK

- OPEN PLAN LIVING/KITCHEN/DINING
- SITTING ROOM
- UTILITY ROOM
- CLOAKROOM / WC
- PRINCIPAL BEDROOM WITH EN-SUITE
- GUEST BEDROOM WITH EN-SUITE
- FURTHER BEDROOM WITH EN-SUITE
- PRIVATE GARDEN
- PARKING



Ground Floor

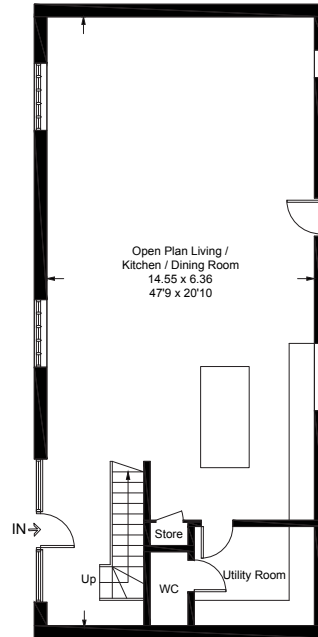


First Floor

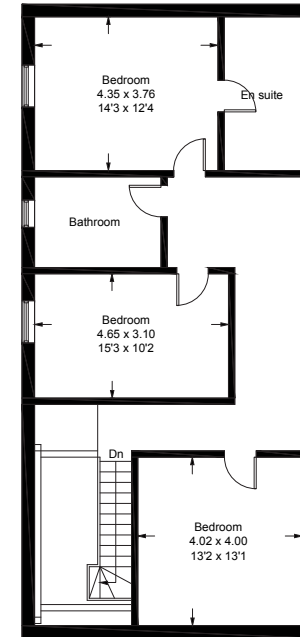
Approximate Gross Internal Area
2086 sq ft / 193.8 sq m

SLEIGHT HILL

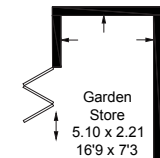
- OPEN PLAN LIVING/KITCHEN/DINING
- UTILITY ROOM
- CLOAKROOM / WC
- PRINCIPAL BEDROOM WITH EN-SUITE
- GUEST BEDROOM
- FURTHER BEDROOM
- HOUSE BATHROOM
- PARKING
- PRIVATE GARDEN
- GARDEN STORE



Ground Floor



First Floor



(Not Shown In Actual Location / Orientation)

Approximate Gross Internal Area
1908 sq ft / 177.3 sq m

Floorplans shown are for approximate measurements only. Exact layouts and sizes may vary. All measurements may vary within a tolerance of 5%. The dimensions are not intended to be used for carpet sizes, appliance sizes or items of furniture.

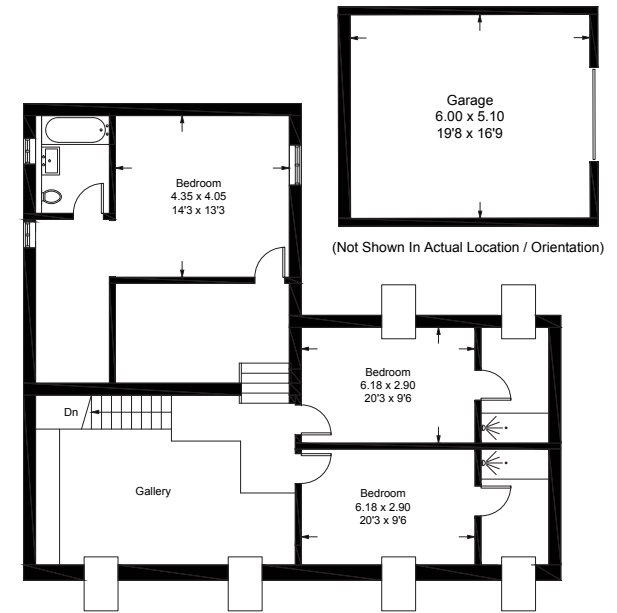
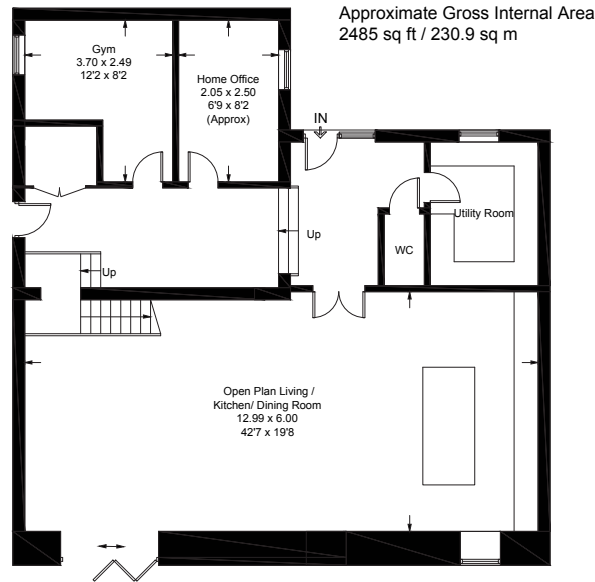
NOBLE WOOD & PASTURE VIEW



COMPUTER GENERATED IMAGES FOR ILLUSTRATIVE PURPOSES ONLY

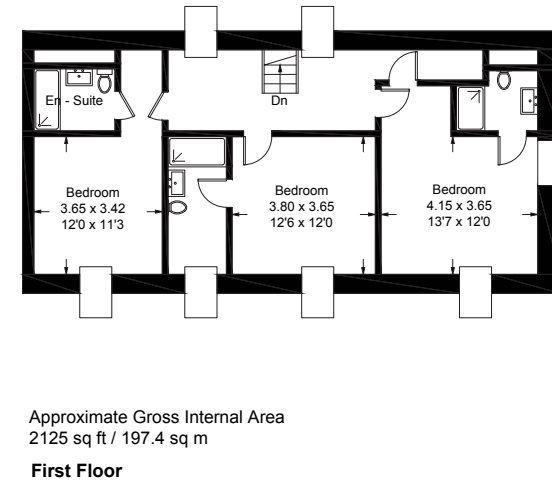
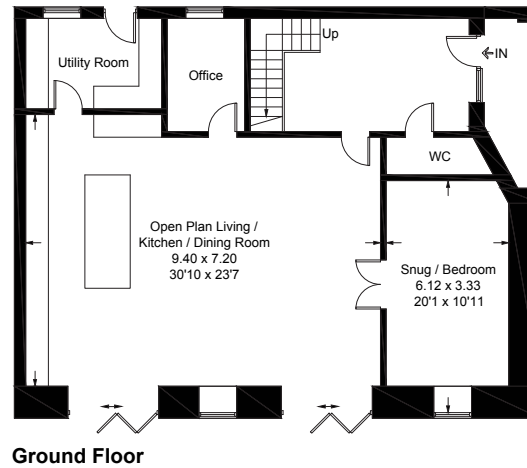
NOBLE WOOD

- OPEN PLAN LIVING/KITCHEN/DINING
- HOME OFFICE
- GYM
- UTILITY ROOM
- CLOAKROOM / WC
- PRINCIPAL BEDROOM WITH DRESSING ROOM AND EN-SUITE
- GUEST BEDROOM WITH EN-SUITE
- FURTHER BEDROOM WITH EN-SUITE
- PRIVATE GARDEN
- GARAGE
- PARKING



PASTURE VIEW

- OPEN PLAN LIVING/KITCHEN/DINING
- HOME OFFICE
- SNUG/ BEDROOM 4
- UTILITY ROOM
- CLOAKROOM / WC
- PRINCIPAL BEDROOM WITH EN-SUITE
- GUEST BEDROOM WITH EN-SUITE
- FURTHER BEDROOM WITH EN-SUITE
- PRIVATE GARDEN
- PARKING



Approximate Gross Internal Area
2125 sq ft / 197.4 sq m

Floorplans shown are for approximate measurements only. Exact layouts and sizes may vary. All measurements may vary within a tolerance of 5%. The dimensions are not intended to be used for carpet sizes, appliance sizes or items of furniture.

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

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
- Satin chrome door furniture
- Painted skirting and architraves
- Engineered hardwood to ground and first floor landings

SMOKE DETECTORS

- Mains powered smoke detectors with battery back up

OPEN PLAN LIVING/KITCHEN/DINING

- Fitted Kitchen & Utility PC Sum £20k inc fitting (optional extras available)
- Large central island, breakfast bar combination (in selected properties)
- Integrated appliances

BATHROOMS AND CLOAKROOMS

- Heated chrome towel rails to all bathrooms
- 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
- Floor tiling to bathrooms
- Electric under floor heating to bathrooms

EXTERIOR

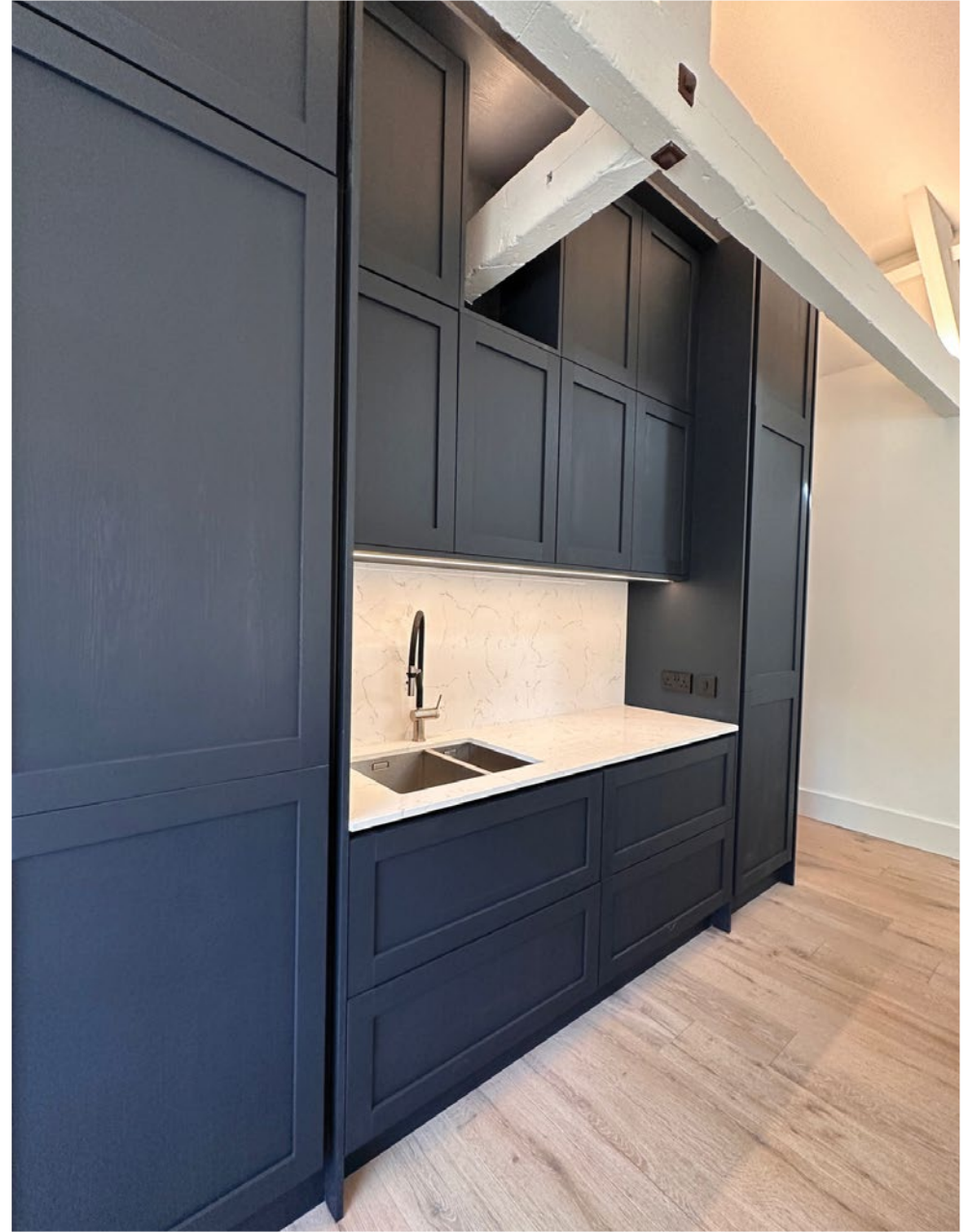
- External lights to entrance area
- Electric power socket
- Lighting and power sockets to garage (selected properties)
- Natural flagstone terrace seating areas
- Lawned gardens
- Garden tap
- Gravel driveways with gravel retention system
- External Landscaping
- Power to electric charging point
- Black timber cladding (selected properties)

ELECTRICS, HEATING AND LIGHTING

- Mechanical ventilation system
- LED lighting
- Low energy pendants
- Electrical outlets and LED chargers (matt black finish)
- TV points









LOCATION

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.

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

Sports and Recreation: Bedale and its surrounding area offer 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. Gym and Fitness Classes: 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.

Walking and Cycling: The surrounding countryside provides plenty of opportunities for walking and cycling, with a network of footpaths and cycle routes to explore.

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, Whernside, 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 Ribbleshead 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.

NORTH YORK MOORS

The North York Moors is a stunning national park characterised by its vast expanses of heather moorland, deep dales, ancient woodland, and dramatic coastline. Here are some key features and attractions of the North York Moors:

Landscape: The park covers an area of 554 square miles and includes a diverse range of landscapes, including expansive moorland, deep valleys and rugged coastline.

Moorland: The North York Moors is famous for its heather-covered moorland, which blooms with purple flowers in late summer, creating a breathtaking landscape.

Historic Sites: The moors are home to numerous historic sites, including ancient stone crosses, prehistoric burial mounds, and the remains of Iron Age hill forts.

Steam Railway: The North York Moors Railway is a heritage railway that runs for 18 miles through the heart of the national park, offering visitors the chance to experience the beauty of the moors from the comfort of a steam train.

Walking and Cycling: The North York Moors offers a network of walking and cycling trails, ranging from easy strolls to challenging hikes and bike rides. The Cleveland Way, a long-distance footpath, passes through the park, offering stunning views of the coastline and countryside.

Villages and Towns: The park is dotted with picturesque villages and towns, including Helmsley, Pickering, and Goathland (famous as the setting for the TV series "Heartbeat" and the Hogwarts Express in the Harry Potter films).

Wildlife: The North York Moors is home to a variety of wildlife, including red grouse, deer, birds of prey such as buzzards and kestrels, and rare species such as the northern brown argus butterfly.

Coastal Views: The eastern edge of the North York Moors is bordered by a rugged coastline, which includes stunning cliffs, sandy beaches, and picturesque fishing villages such as Robin Hood's Bay and Staithes.

Overall, the North York Moors offers visitors a chance to experience some of the most beautiful and unspoiled countryside in England, with opportunities for outdoor activities, wildlife watching, and exploring historic sites.

PRIMARY SCHOOLS

Thornton Watlass School (1.5 miles)
Tel: 01677 422685

Snape Community Primary School
(1.5 miles) Tel: 01677 470380

Bedale Church of England Primary School
(2 miles) Tel: 01677 422401

Crakehall Church of England Primary School
(2 miles) Tel: 01677 422515

Aysgarth School, Newton le Willows
(Independent) (3.5 miles)
Tel: 01677 450240

Burneston Church of England Voluntary
Aided Primary School (5 miles)
Tel: 01677 423183

SECONDARY SCHOOLS

Bedale High School, Bedale (2 miles)
Tel: 01677 422419

Northallerton School and Sixth Form
College (10 miles) Tel: 01609 773340

Risedale School Catterick Garrison
(11 miles) Tel: 01748 833501

Cundall Manor, Cundall (Independent)
(18 miles) Tel: 01423 360200

Barnard Castle School, Barnard Castle
(26 miles) Tel: 01833 690222

HOSPITALS

Friarage Hospital (10 miles) Northallerton
DL6 1JG Tel: 01609 779911

The James Cook University Hospital
(33 miles) Marton Rd, Middlesbrough
TS4 3BW Tel: 01642 850850

DOCTORS

Glebe House Surgery (2 miles) 19 Firby Rd,
Bedale DL8 2AT Tel: 01677 422616

Dr P Chan - Harewood Medical Practice
(11 miles) 42 Richmond Rd, Catterick
Garrison DL9 3JD Tel: 01748 833904

The Masham Surgery (5 miles) 9 Market Pl,
Masham, Ripon HG4 4DZ
Tel: 01765 689317

DENTISTS

Bedale Dental Practice (2 miles) 18 Sussex
St, Bedale DL8 2AL Tel: 01677 422865

Alpha Dental Care (2 miles)
Mawson House, The Bridge, Bedale
DL8 1AW Tel: 01677 425427

Windmill (Hobson) (2 miles) The Bridge,
Bedale DL8 1AW Tel: 0844 387 2000

SUPERMARKETS

Bedale (2 miles) Tesco Express, Co-op

Leyburn (9 miles) R Campbell & Sons,
Co-op, Cost Cutter

Northallerton (10 miles) Sainsbury's, Asda,
Tesco

Catterick Garrison (11 miles) Aldi, Lidl,
Tesco, Iceland, Co-op

Ripon (13 miles) Booths, Marks & Spencer,
Sainsbury's, Aldi, Morrisons

TRANSPORT LINKS

Road: Burrill is well placed for daily commuting to Yorkshire's regional business districts. Bedale has excellent road links including the new bypass, and Junction 51 of the A1(M) providing easy access to the national motorway network.

Rail: National rail connections can be found at nearby Northallerton (10 miles) and Darlington (24 miles) stations offering the LNER and Grand Central Rail lines to York, Leeds and with regular direct access to London King's Cross.

Bus: Bus services from Bedale connect to the local towns and villages including Masham, Thirsk, Ripon, Northallerton, Leyburn, and Richmond.

Air: Durham Tees Valley and Leeds Bradford International Airports are both within an hour's drive.

MANOR FARM BARNs

BURRILL | BEDALE | DL8 1RG

The information in this document is indicative and is intended to act as a guide only as to the finished product. Accordingly, due to Huis Home's policy of continuous improvement, the finished product may vary from the information provided. These particulars should not be relied upon as statements of fact or representations and applicants must satisfy themselves by inspection or otherwise as to their correctness. This information does not constitute a contract or warranty. Applicants are advised to contact Buchanan Mitchell Ltd to ascertain the availability of any particular property.



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
www.buchananmitchell.com

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

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 properties will be sold subject to all covenants, easements and rights of way whether specifically mentioned in these particulars or not.

Energy Performance Certificate: The Coach House: Rating C, Cowling Wood: Rating C, Burrill Beck: Rating C, Sleight Hill: Rating B, Noble Wood: Rating B, Pasture View: Rating B. Full copies of the energy performance certificates are available upon request.

Tenure and Possession: The properties are offered for sale freehold with vacant possession upon completion.

Buchanan Mitchell Ltd, their clients and any joint agents give notice that they are not authorised to make or give any representations or warranties in relation to the property either here or elsewhere, either on their own behalf or on behalf of their client or otherwise. They assume no responsibility for any statement that may be made in these particulars. These particulars do not form part of any offer or contract and must not be relied upon as statements or representations of fact. Any areas, measurements or distances are approximate. The text, photographs and plans are for guidance only and are not necessarily comprehensive. It should not be assumed that the property has all necessary planning; building regulation or other consents and Buchanan Mitchell have not tested any services, equipment or facilities. Purchasers must satisfy themselves by inspection or otherwise.

Zoopla rightmove



RICS

