



MARSLAND BARN

SHAROW | RIPON | NORTH YORKSHIRE | HG4 5BP

Marsland Barn is a unique, architect-designed home that combines the charm of a traditional barn with the comfort and style of modern living.

Set on a quiet country lane on the edge of the popular village of Sharow, this striking property offers spacious, high-specification accommodation over three floors, thoughtfully designed for contemporary family life and entertaining.

Beautifully finished throughout, the interior features light-filled living spaces, characterful original elements, and a recently created self-contained annexe on the ground floor - ideal for guests or multi-generational living.

A purpose-built studio in the garden provides a versatile space for home working or creative use.

The property sits within beautiful landscaped gardens, including a large enclosed garden and recently created woodland garden extending to approximately 0.4 acres, all blending seamlessly into the surrounding countryside.

Marsland Barn perfectly balances countryside calm with modern comfort and thoughtful design, creating a truly exceptional village home

ACCOMMODATION

GROUND FLOOR

- Glazed reception hall/bootroom
- Inner hall
- Open plan living kitchen
- Sitting room
- Utility room
- Cloakroom

ANNEXE

- Open plan living kitchen
- Bedroom
- Shower room

FIRST FLOOR

- Light and spacious landing/reading area
- Principal bedroom with en-suite
- Guest bedroom with en-suite
- Two further double bedrooms
- House bathroom

SECOND FLOOR

- Bedroom 5/Study

EXTERIOR

- Gravel driveway
- Ample off-road parking for several vehicles
- Purpose built studio/home office
- Landscaped gardens and grounds
- Dining and entertaining terraces



The internal accommodation is accessed through a beautifully designed, newly created glazed reception hall and boot room, which immediately sets the tone for the rest of the property with its light-filled, contemporary design. Framed with full-height oak-framed glazing and featuring a stylish roof lantern, this welcoming space offers a bright and practical entrance area, ideal for everyday use and seasonal storage. From here, a door leads into the inner hallway, providing access to the cloakroom and linking seamlessly with the rest of the ground floor accommodation. The thoughtful layout combines functionality with architectural flair, making a striking first impression while ensuring the flow through the home is intuitive and well-planned.





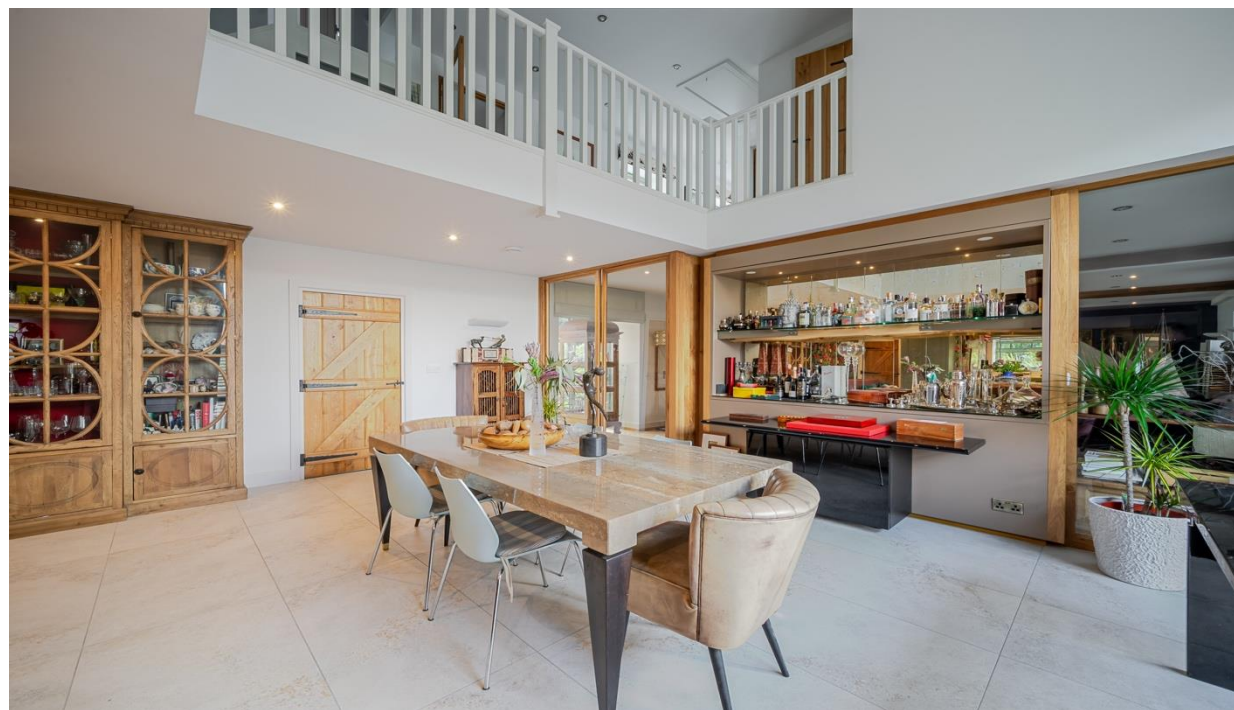
GROUND FLOOR

The open-plan kitchen, dining, and living area at Marsland Barn is a true showpiece - an impressive, sociable space that perfectly balances character with contemporary flair. Exposed oak beams, high-quality finishes, and expansive glazing flood the area with natural light, enhancing the sense of space and creating a strong connection to the surrounding gardens.

At the heart of the room is a beautifully appointed kitchen, featuring hand crafted, sage green cabinetry with copper handles, resin work surfaces, double ovens, a central island with breakfast bar seating, and a mix of integrated and freestanding appliances. The kitchen flows seamlessly into the dining space, where a striking stone-topped table sits beneath a dramatic double-height ceiling and expansive picture window - an ideal setting for both everyday meals and formal entertaining. A unique design highlight in the kitchen is the striking solid cherry wood breakfast bar, which adds a touch of natural elegance and craftsmanship to the space. Its rich tones and organic edge beautifully contrast with the resin surfaces.

A standout feature of the dining area is the bespoke mirrored bar, elegantly integrated into the space with sliding glass doors. Perfect for entertaining, it includes open shelving, display lighting, and ample storage, creating a sophisticated focal point that elevates the room's social atmosphere.

The kitchen and reception hall are finished with large-format porcelain tiled flooring, lending a sleek, contemporary feel to these key spaces. For added comfort and efficiency, these areas also benefit from underfloor heating, creating a warm and welcoming environment ideal for everyday living and entertaining.





The spectacular sitting room is a luxurious and inviting space, designed for both relaxation and entertaining. Finished with elegant herringbone oak flooring and softened by exposed beams, the room exudes warmth and character. Generously proportioned, it offers multiple seating areas and is centred around a striking feature remote-controlled fire creating a cosy yet contemporary focal point. Full-height glazed doors open onto the kitchen and dining space, allowing for seamless flow while maintaining a sense of intimacy. Natural light pours in through well-placed windows and French doors, which lead out to the garden, completing this beautifully curated living space.



The newly created self-contained annexe is a beautifully finished and highly versatile addition to the property, ideal for multi-generational living, guest accommodation, or potential rental use. With its own private access, the annexe is stylishly presented and flooded with natural light thanks to a series of French doors and windows throughout.

The open-plan living and kitchen area is both modern and welcoming, featuring contemporary cabinetry, integrated appliances, and complementary tiling in warm neutral tones. The space is well-proportioned, offering ample room for both relaxing and dining, with direct access to the garden creating a lovely indoor-outdoor flow.

There is a generous double bedroom and a sleek and modern shower room, with a walk-in-shower, ceramic sink and vanity unit, chic feature tiling, and a high-quality finish throughout.

The annexe is completed with tasteful flooring laid in a stylish herringbone pattern, contributing to the cohesive and elegant design. This thoughtful addition to the home offers complete independence without compromising on quality or comfort.



Marsland Barn, Back Lane, Sharow, Ripon, North Yorkshire, HG4 5BP

Approximate Gross Internal Area (Excluding Void)

Ground Floor = 2522 sq ft / 234.3 sq m

First Floor = 1603 sq ft / 148.9 sq m

Second Floor = 241 sq ft / 22.3 sq m

Studio = 109 sq ft / 10.1 sq m

Total = 4475 sq ft / 415.6 sq m

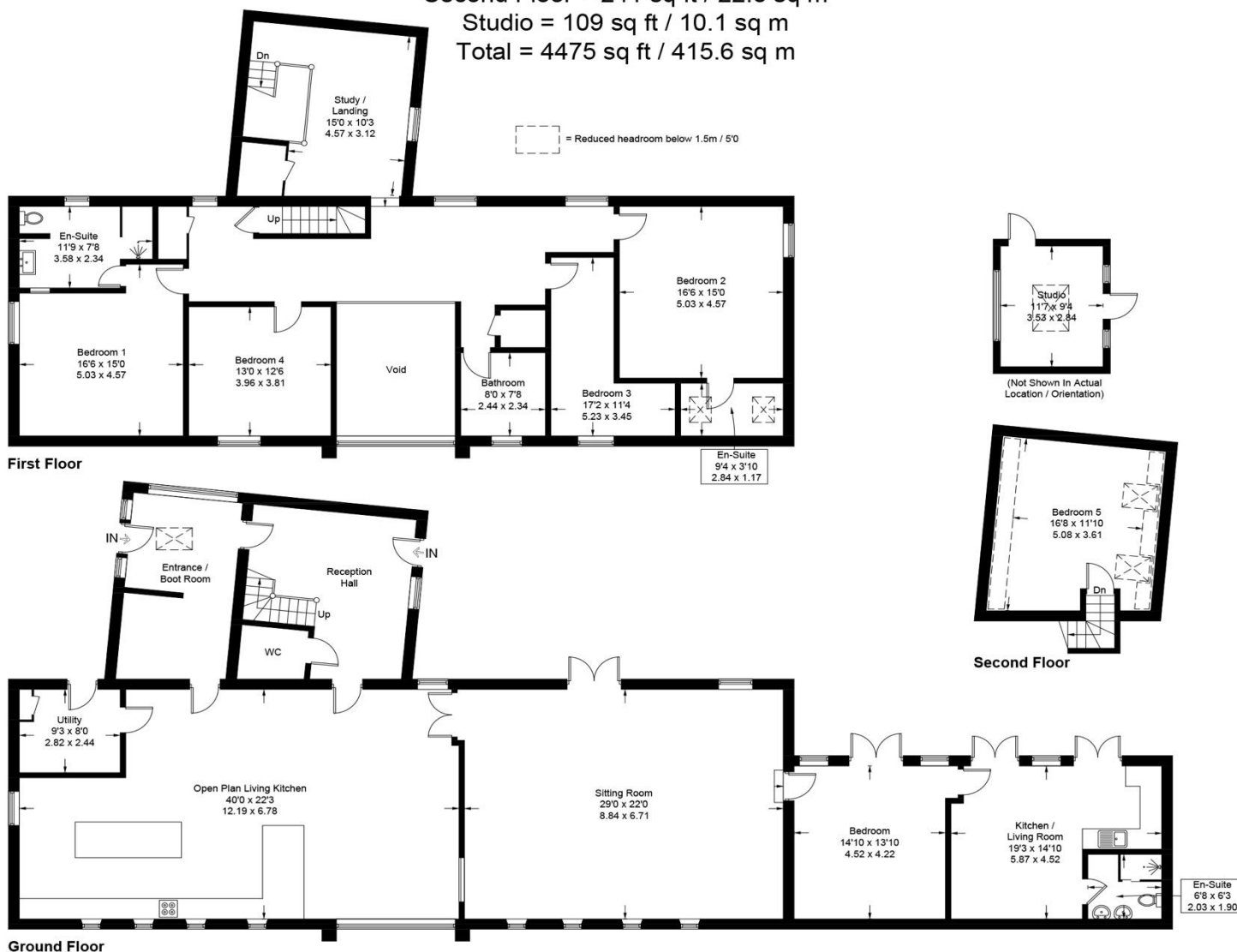


Illustration for identification purposes only, measurements are approximate, not to scale.



FIRST FLOOR

The principal bedroom suite at Marsland Barn is a spacious and elegantly appointed retreat, designed with both luxury and comfort in mind. The bedroom itself is generously proportioned, with a calm, contemporary palette, a striking feature wall, and a large window that floods the room with natural light while offering tranquil views of the surrounding greenery. Built-in wardrobes provide extensive storage, while the soft carpet underfoot adds to the overall sense of comfort and relaxation.

Adjoining the bedroom is a stylish en-suite shower room, beautifully finished with a mix of natural textures and bold, botanical wallpaper. A large vanity unit with twin basins sits beneath an oversized mirror, complemented by warm timber detailing and brushed brass fixtures. The walk-in rainfall shower features striking marble-effect tiling and black-framed glass, creating a luxurious, spa-like feel. With underfloor heating and meticulous attention to design, this suite offers a perfect balance of style and serenity.



Enjoy the refined comfort of the principal and guest bedroom suites, where luxury and quality are prioritised in every detail. These rooms offer a blend of high-end finishes and thoughtful design, providing a space that's both stylish and inviting.

A spacious guest bedroom benefits from its own stylish en-suite shower room, complete with a skylight that draws in light and enhances the sense of space. Two additional well-presented double bedrooms share access to a large, fully tiled house bathroom, which includes both a bathtub and a separate shower, ideal for family use or visiting guests.

One of the bedrooms is currently utilised as a stylish dressing room, fitted with a full wall of mirrored wardrobes that maximise storage while enhancing light and space. This versatile room offers the flexibility to revert to a bedroom if required, or continue as a bespoke dressing area to complement the adjacent accommodation.

A striking glazed link, creates an architectural focal point while connecting the main first floor to a private upper level. This leads to a versatile fifth bedroom, which could alternatively serve as a home office, creative studio or hobbies room—ideal for those seeking flexible, multifunctional living in a peaceful setting.





GARDEN AND GROUNDS

The exterior of this exceptional home is just as impressive as its interior, offering a perfect blend of practicality, privacy, and natural beauty.

Marsland Barn is approached via a sweeping gravel drive that opens into a spacious parking area for several vehicles. The recently created glazed entrance provides a striking first impression, blending contemporary design with the barn's traditional character. An electric vehicle charging point is also installed, adding to the property's modern conveniences.

Thoughtfully landscaped borders and smart paving lend a sense of arrival and understated elegance. The gardens and grounds of Marsland Barn have been thoughtfully designed to offer both aesthetic appeal and practical enjoyment, providing a perfect balance between cultivated elegance and natural beauty.

To the rear of the property, the garden is a wonderfully private and inviting outdoor space, ideal for both entertaining and quiet relaxation. A broad paved terrace spans the back of the house, offering ample room for al fresco dining and seating areas. Beyond lies a level lawn framed by deep, raised beds planted with a rich variety of shrubs, perennials and seasonal blooms that provide colour and texture throughout the year.

At one corner, a firepit area creates a cosy evening retreat, while a detached timber-clad garden room - fitted with bi-fold doors and a glazed roof panel—offers a flexible indoor-outdoor space that can be used as a studio, summerhouse or further entertaining zone.

In contrast to the structured elegance of the rear garden, the front of the property opens out onto a separate 0.4-acre woodland garden, located just beyond the gravel driveway and parking area. This charming natural space is planted with a range of mature trees and understorey planting, creating a semi-wild environment that is peaceful, shady, and rich in biodiversity.

This woodland area not only adds significant character and privacy to the setting but also provides a perfect sanctuary for wildlife.

Together, these outdoor spaces significantly enhance the lifestyle offering at Marsland Barn—combining formal, beautifully landscaped gardens with the rustic serenity of private woodland to create a truly exceptional setting.





LOCATION

Marsland Barn enjoys a superb location in the heart of Sharow, a picturesque and highly sought-after village just one mile from the historic cathedral city of Ripon. Sharow is celebrated for its peaceful rural atmosphere and strong sense of community, making it a desirable place to live for families, professionals, and retirees alike. The village offers a range of local amenities, including a well-regarded primary school, an active social club, and a traditional cricket ground, which all contribute to the vibrant village life. Sharow also falls within the catchment area for the acclaimed Ripon Grammar School, one of the top-performing state schools in the country.

Surrounded by open countryside, Sharow offers residents an abundance of opportunities for outdoor recreation. A network of public footpaths and bridleways weaves through the area, offering scenic walks and horse-riding routes with views across rolling fields, woodlands, and historic landmarks. The setting is ideal for those who value both nature and tranquillity while remaining connected to nearby urban centres.

Just a short distance away, the historic city of Ripon provides an excellent selection of shops, supermarkets, and essential services. The city is home to a beautiful market square that hosts a popular weekly market, along with a variety of cafes, restaurants, and traditional pubs. For those with active lifestyles, Ripon also boasts a leisure centre, swimming pool, racecourse, golf club, and a range of sports and fitness clubs catering to all ages and interests.

The village's location also allows for convenient access to some of North Yorkshire's most admired destinations. The spa town of Harrogate, known for its elegant architecture, gardens, and boutique shopping, is within easy reach, as are the historic city of York and the cosmopolitan city of Leeds, both of which offer extensive cultural, educational, and commercial amenities.

Nature lovers will be drawn to the nearby Nidderdale Area of Outstanding Natural Beauty and the stunning landscapes of the Yorkshire Dales and North York Moors. The area is also rich in heritage sites, with Fountains

Abbey and Studley Royal Deer Park — a UNESCO World Heritage Site — just a short drive away. This wealth of natural beauty and historic charm enhances the area's appeal and makes Marsland Barn an exceptional location for those seeking a balance between country living and modern convenience.

EDUCATION

Sharow affords access to a range of excellent educational opportunities nearby.

Primary Education:

Sharow Church of England Primary School: Located in Sharow, approximately 5 miles from Melmerby, this voluntary controlled school caters to children aged 3 to 11.

Secondary Education:

For secondary schooling, families typically look towards Ripon, approximately 5 miles from Melmerby, where the following schools are available:

Ripon Grammar School: A selective grammar school offering education for students aged 11 to 18, known for its strong academic performance.

Outwood Academy Ripon: A comprehensive academy catering to students aged 11 to 18, focusing on inclusive education and personal development.

For private education, Aysgarth School and Queen Mary's School offer high-quality alternatives with strong academic and extracurricular programs. Additionally, Cundall Manor provides another excellent choice for families seeking private schooling options within the area.

TRANSPORT LINKS

ROADS:

Sharow benefits from excellent road links, making it a highly accessible yet peaceful rural location. The village lies just off the A61, providing direct access to Ripon (only a mile away) and easy connections to the wider region. The A1(M) motorway is only a short drive, offering fast routes both north and south—ideal for commuting to Harrogate, Leeds, York, or further afield.

minutes' drive, and Harrogate in around 30 minutes. This accessibility makes Sharow a practical base for those working in the region's major towns and cities, while still enjoying the tranquillity of village life.

Additionally, local bus services run from Sharow and nearby Ripon, providing convenient public transport options, and rail services are available from Thirsk, Harrogate, and Northallerton, offering regular connections to London, York, and the northeast.

TRAINS:

Sharow is well connected by several nearby stations offering excellent regional and national rail links. Thirsk Station, approximately 11 miles away, lies on the East Coast Main Line and provides fast, direct services to London Kings Cross, York, Leeds, and Newcastle. Harrogate Station, around 14 miles from the village, offers regular connections to Leeds and York, ideal for regional commuting. Northallerton Station (16 miles away) is another key East Coast Main Line stop, with high-speed links to London, Edinburgh, and other major cities. For local travel, Knaresborough Station, about 11 miles away, connects to Harrogate, Leeds, and York. These nearby stations ensure Sharow remains well connected, offering the convenience of easy travel while enjoying the peace of a rural village setting.

AIRPORTS:

Leeds Bradford Airport (25 miles)
Teesside International Airport (30 miles)













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. Oil fired central heating.

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: Ripon centre 1 mile, A1(M) 4 miles, Thirsk 12 miles, Harrogate 12 miles, York 25 miles (All mileages are approximate)

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