



COWLING WOOD

MANOR FARM BARN | BURRILL | BEDALE | DL8 1RG

COWLING WOOD



The last remaining home within an exclusive collection of six beautifully restored Grade II listed barn conversions, Cowling Wood offers a rare chance to own a truly distinctive countryside residence. Set within the idyllic rural hamlet of Burrill, just over a mile from the vibrant market town of Bedale, this exceptional home blends peaceful village living with everyday convenience. Thoughtfully reimagined using reclaimed stone and locally sourced materials, Manor Farm Barns have been meticulously crafted to honour their heritage while delivering refined, modern living. At the heart of the home is a spectacular first-floor open-plan living space, designed to make the most of the barn's original form. Here, soaring ceilings, stunning exposed beams and dramatic roof trusses create a sense of volume and character, beautifully balanced by contemporary finishes and abundant natural light.

Throughout, Cowling Wood showcases high-spec fixtures and fittings - from bespoke joinery and premium flooring to elegant kitchens and luxurious bathrooms - all carefully selected to complement the building's heritage while delivering modern comfort and style.

A unique fusion of character, craftsmanship and contemporary living, Cowling Wood is a standout rural retreat - and the final chance to become part of this exceptional development.

Heritage Living, Modern Comfort

Cowling Wood has been meticulously restored to retain its historic character while offering all the comforts of contemporary living. From exposed beams to vaulted ceilings, this home exude timeless elegance.

Sustainable Living

Cowling Wood is 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

The property boasts highly insulated materials that ensure exceptional thermal performance, reducing heat loss and minimising energy consumption.

Professional Landscaped Outdoor Spaces

Externally, the architecture is deeply rooted in its surroundings, drawing inspiration from the characterful village streetscape and neighbouring period properties.

The original mellow stone elevations have been meticulously preserved and sensitively restored, celebrating the barn's heritage while ensuring a timeless finish.

A beautifully designed private courtyard garden offers a secluded and elegant outdoor sanctuary. Professionally landscaped with considered planting and natural textures, the space is perfect for both relaxed everyday living and entertaining. The property also benefits from private parking, seamlessly integrated to maintain the setting's sense of charm and exclusivity.

Build Warranty

A ten-year build warranty will be offered with the property.

Cowling Wood offers a rare opportunity to own a piece of history while enjoying all the comforts of contemporary living.

DEVELOPER

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.

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 reception hall makes an immediate impression - bright, spacious and beautifully finished, with exposed painted beams that celebrate the barn's heritage while keeping the look clean and contemporary. Natural light flows through the space, enhanced by a soft, neutral palette that creates a calm and welcoming atmosphere. Wide painted floorboards and refined wall panelling add texture and quality, while the staircase provides a strong architectural feature, finished with a natural timber handrail for a subtle note of warmth and contrast.

Both practical and stylish, the reception hall offers a generous sense of arrival, with easy flow to the ground floor rooms and glazed doors that draw the outside in, linking effortlessly to the courtyard garden. It's a confident introduction to a home where character and modern design sit perfectly in balance.





The first-floor open-plan living space is the true heart of the home - a breathtaking room defined by volume, light and character. Vaulted ceilings draw the eye upward, where a striking network of original exposed beams and roof trusses creates an unforgettable architectural statement, celebrating the barn's heritage in the most dramatic way. Natural light pours in through well-placed skylights and beautifully proportioned windows, set within deep cills that enhance the sense of solidity and craftsmanship. These generous reveals provide the perfect spot for seating, styling or simply enjoying the surrounding rural views. Finished in a calm, contemporary palette with wide painted floorboards underfoot, the space feels both expansive and inviting. The open-plan layout allows for effortless zoning between living, dining and kitchen areas, making it equally suited to relaxed everyday living or stylish entertaining.





The open-plan kitchen is beautifully designed to sit at the heart of the first-floor living space, combining clean contemporary styling with the character of the original barn structure. Positioned beneath the dramatic exposed beams and roof trusses, it feels both connected to the architecture and seamlessly integrated within the wider living area. A substantial central island forms a natural focal point, offering generous preparation space along with discreet, practical storage. Sleek cabinetry in soft, neutral tones is paired with high quality work surfaces and refined detailing, creating a calm, understated aesthetic. Integrated appliances are thoughtfully built in for a streamlined finish, ensuring both functionality and visual simplicity. From the induction hob and integrated ovens to modern extraction solutions, every element has been carefully selected for performance and style. Finished with high-quality contemporary fixtures and fittings throughout - including elegant handles, statement tapware and subtle lighting - the kitchen delivers a sophisticated balance of practicality and design, perfectly complementing the barn's timeless character.





Tucked just off the main kitchen, the discreet utility and pantry area has been thoughtfully designed to keep the open-plan living space beautifully uncluttered. Finished to the same high standard as the kitchen, it features elegant cabinetry and a calm, contemporary aesthetic that feels cohesive and considered. Here, full-height integrated fridge and freezer are neatly concealed behind streamlined cabinetry, maintaining a seamless and understated look. There is also dedicated space and provision for a washing machine and tumble dryer, ensuring everyday practicality is handled effortlessly out of sight. Both functional and refined, this cleverly designed space enhances the flow of the home, delivering valuable storage and utility while preserving the clean architectural simplicity of the main living area.



The principal ground floor bedroom is a calm and beautifully proportioned retreat, designed to offer both comfort and privacy. Generous in scale, the room enjoys excellent natural light from well-positioned windows, creating a bright yet restful atmosphere enhanced by a soft, neutral palette and plush carpeting underfoot.

Clean architectural lines and understated detailing give the space a refined, contemporary feel, while the layout allows ample room for a king-size bed and additional furnishings. Its position on the ground floor adds a sense of flexibility and quiet separation from the main living spaces.

The bedroom is served by a stylish en-suite shower room, finished with high-quality fittings and a modern, spa-inspired aesthetic. Featuring sleek sanitaryware, a walk-in shower and elegant vanity unit, the en-suite continues the home's theme of considered design and premium specification.



The second ground floor bedroom is another beautifully presented and generously proportioned space, filled with natural light and finished in the same calm, contemporary style as the rest of the home. A striking glazed elevation, with large windows and a central door, opens onto a private gravelled area framed by a stunning original stone arch, adding real character and architectural interest.

Soft neutral tones and plush carpeting enhance the sense of comfort, while clean lines and understated detailing give the room a refined, modern feel. The layout offers ample space for a double or king-size bed along with additional furnishings, creating a relaxed and versatile bedroom. This room is complemented by its own stylish en-suite shower room, finished with high-quality fixtures and a sleek, contemporary aesthetic. Large-format tiling, a walk-in rainfall shower and a modern vanity unit combine to create a space that feels both practical and luxurious.

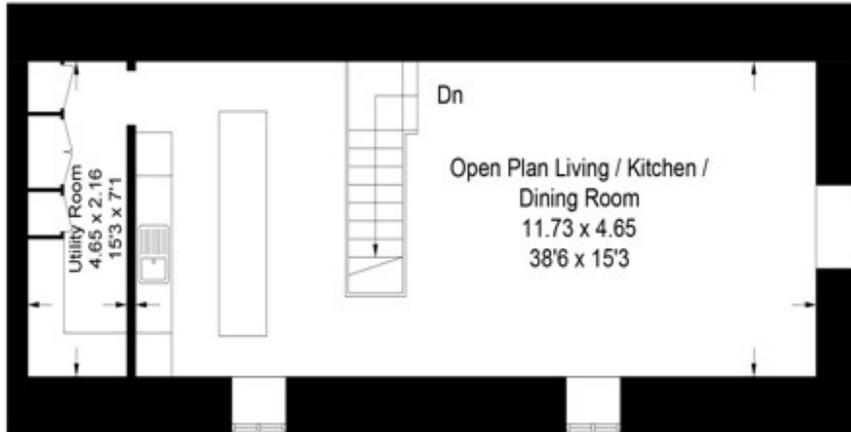
Bright, characterful and thoughtfully designed, this second bedroom continues the home's theme of understated elegance and premium specification.

Cowling Wood, Manor Farm Barns, Burrill, Bedale, DL8 1RG

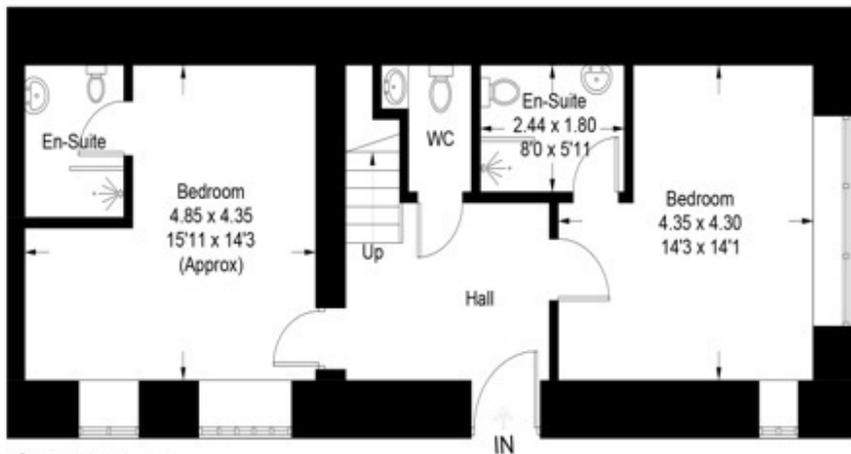
Approximate Gross Internal Area
1275 sq ft / 118.5 sq m



ACCOMMODATION



First Floor



Ground Floor

GROUND FLOOR

- Reception hall
- Principal bedroom with en-suite shower
- Guest bedroom with en-suite shower
- Cloakroom / WC

FIRST FLOOR

- Open plan living/dining kitchen
- Utility/walk in pantry

EXTERIOR

- Off road parking
- Landscaped courtyard garden

Illustration for identification purposes only,
measurements are approximate, not to scale. (ID1021462)

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
- 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
- Air source central heating by 'Nibe' made in Sweden, combined with mechanical ventilation
- Double glazed timber box sash windows
- Huis bespoke staircase

OPEN PLAN LIVING/KITCHEN/DINING

- Bespoke fitted kitchen
- Wall batts for increased energy efficiency, 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
- Integrated appliances

WALK IN PANTRY/UTILITY

- Range of fitted cabinetry
- Integrated fridge and freezer
- 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 satin chrome finish
- Glazed shower screens
- High quality wall tiling to bathrooms
- Backlit bathroom mirrors
- Porcelain floor tiling to bathrooms
- Electric under floor heating to bathrooms

EXTERIOR

- External lights to entrance area
- Electric power socket
- Natural flagstone terrace seating areas
- Feature cobble inserts
- Garden tap
- Gravel driveway
- External landscaping
- Power to electric charging point

ELECTRICS HEATING AND LIGHTING

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





A wonderfully inviting approach sets the tone from the moment you arrive. Accessed via a quiet country lane, the property is approached through a delightful setting of traditional stone buildings, opening onto a private gravelled parking area.

The architecture immediately impresses, with beautifully restored mellow stone elevations and traditional detailing that reflect the heritage of the original barn while delivering a refined, contemporary finish. The approach feels private yet welcoming - a perfect introduction to this unique home.

To the rear, the property enjoys a delightful stone-paved courtyard garden – an outdoor space designed for relaxation and entertaining. Enclosed by attractive stone walls and complemented by soft planting and clean landscaping, it offers a wonderful balance of character and low-maintenance living. Whether enjoying a morning coffee in the sun or hosting relaxed summer gatherings, the courtyard feels both intimate and elegant.





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 private drainage. Air source heat pump and mechanical ventilation.

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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Estate Agents

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Buchanan Mitchell Ltd Chartered Surveyors & Estate Agents
5 Foundry Yard New Row Boroughbridge York YO51 9AX
01423 360055 | Info@buchananmitchell.com
www.buchananmitchell.com

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