



THE FORGE 1 MANOR BARNS

ARRATHORNE, DL8 1ND

£850,000
FREEHOLD

The Forge is a stunning Single Storey Barn Conversion, set within a small hamlet with expansive views over the adjoining countryside towards the Hambleton Hills. Converted to a high standard, the property offers spacious modern living blended with impressive character features, surrounded by landscaped grounds, including a private Italian style courtyard, orchard and a one acre paddock, this truly is a beautiful home within a desirable yet accessible location. Council Tax Band F. EER D67.

NORMAN F. BROWN

Est. 1967

THE FORGE 1 MANOR BARNS

- 4 BEDROOMS • SPACIOUS IMMACULATE ACCOMMODATION • CHARACTER FEATURES • ONE ACRE PADDOCK • LARGE GARAGE/WORKSHOP AND AMPLE PARKING • EXPANSIVE VIEWS • UNDER FLOOR HEATING • DOUBLE GLAZING



DESCRIPTION

The Forge is a stunning Single Storey Barn Conversion, set within a small hamlet with expansive views over the adjoining countryside towards the Hambleton Hills. Converted to a high standard, the property offers spacious modern living blended with impressive character features, surrounded by landscaped grounds, including a private Italian style courtyard, orchard and a one acre paddock, this truly is a beautiful home within a desirable yet accessible location. Council Tax Band F. EER D67.

RECEPTION HALL

Stone flags, open beamed ceiling, feature wall lights. Double glazed window to front. Double glazed external doors to front and rear. Double doors to Lounge. Doorway to Inner Hall.

LOUNGE

Open beamed ceiling, full height chimney breast with multi fuel stove, brick recessed surround and stone flagged hearth, wall lights. Double glazed windows to front and rear. Double glazed external door to Courtyard Garden. Double doors to Reception Hall.

KITCHEN/DINING ROOM

Open beamed ceiling with LED spotlights, granite work tops, twin ceramic sink unit, stylish wall and floor cupboard units, island unit, chimney recess with fully electric range cooker with tiled surrounds and extractor over, built in fridge, built in freezer, built in dishwasher, waste disposal unit, wall lights. Two double glazed Velux windows. Double glazed windows to courtyard. Double glazed external door to courtyard. Door to Inner Hall.

UTILITY ROOM

Granite work top, ceramic sink unit, fitted cupboards, wc, loft hatch, stone flags. Double glazed window to rear. Door to Reception Hall.

INNER HALL

Feature wall panelling, stone flags, open beamed ceiling, wall lights, 2 double glazed sky lights. Doors to Kitchen/Dining Room, Bedrooms and Family Bathroom. Doorway to Reception Hall.

BEDROOM 1

Open beamed ceiling, feature wall panelling, double glazed sky light. Double glazed window to front. Doors to En-Suite Shower Room and Inner Hall.

EN-SUITE SHOWER ROOM/WC

Pedestal wash hand basin with splashback, shower cubicle with drencher shower, aquaboard panelling and glass door, extractor fan,

wc, recessed shelving, electric heated towel ladder, open beamed ceiling with spotlights. Double glazed window to front. Door to Bedroom 1.

BEDROOM 2

Open beamed ceiling, tv point, wall lights. Double glazed window to front. Door to Inner Hall. Double glazed double doors to front. Door to Inner Hall.

BEDROOM 3

Open beamed ceiling. Double glazed window to front. Door to Inner Hall.

BEDROOM 4

Open beamed ceiling, feature wall panelling, tv point. Double glazed window to front. Door to Inner Hall.

FAMILY BATHROOM/WC

Tiled surrounds, pedestal wash hand basin with splashback, panelled bath mixer tap, corner shower cubicle with electric shower and glass doors, extractor fan, wc, electric heated towel ladder, open beamed ceiling with spotlights, ceramic tiled floor, double glazed sky light. Door to Inner Hall.

OUTSIDE

The total site area is around 1.3 acres and comprises:

Large Attached Garage/Workshop with hipped roof, power connected, two sets of double timber doors and two double glazed windows.

Front lawn enclosed by mature hedgerows, gravel driveway providing ample parking, private south facing Italian style courtyard garden with stone flags, box hedging, flower beds, containerised oil fired boiler, orchard area with established fruit trees including plum, apple, and pear, gooseberry bushes, 5 bar gate leading to two grass paddocks totalling around one acre with connecting water troughs enclosed by hedgerows and timber post and rail fencing.

SERVICES

Mains electricity and water. Septic tank drainage. Oil Fired Under Floor Heating.

DIRECTIONS

The postcode is DL8 1ND

The What3words location is local.verb.flinches

Distances to Richmond 6 miles, Bedale 6 miles, Catterick Garrison 3 miles, Northallerton 14 miles.

GENERAL INFORMATION

Viewing - By appointment with Norman F. Brown. Under the Estate Agents Act (1979), we are obliged to declare the fact that the Vendor is a member of staff of Norman F Brown; therefore, we are accordingly making this declaration on their behalf.

Tenure - Freehold. The title register is NYK 371584.

Local Authority - North Yorkshire Council – Tel: 0300 1312131
www.northyorks.gov.uk

Broadband and Mobile Phone Coverage – please check using this website
<https://checker.ofcom.org.uk>

Property Reference – 18801489

Particulars Prepared – May 2026.

IMPORTANT NOTICE

These particulars have been produced in good faith to give an overall view of the property. If any points are particularly relevant to your interest, please ask for further information or verification, particularly if you are considering travelling some distance to view the property.

All interested parties should note:

- i. The particulars are set out as a general outline only for the guidance of intended purchasers and do not constitute an offer or contract or any part thereof.
- ii. All measurements, areas or distances are given only as a guide and should not be relied upon as fact.
- iii. The exterior photograph(s) may have been taken from a vantage point other than the front street level. It should not be assumed that any contents/furnishings/furniture etc. are included in the sale nor that the property remains as displayed in the photographs.
- iv. Services or any appliances referred to have not been tested and cannot be verified as being in working order. Prospective buyers should

obtain their own verification.

FREE MARKET APPRAISAL

We will be pleased to provide an unbiased and professional market appraisal of your property without obligation, if you are thinking of selling.

FREE IMPARTIAL MORTGAGE ADVICE

CALL TODAY TO ARRANGE YOUR APPOINTMENT

Our qualified mortgage and financial advisor will be pleased to advise you on the wide range of mortgages available from all of the mortgage lenders without charge or obligation.

YOUR HOME IS AT RISK IF YOU DO NOT KEEP UP REPAYMENTS ON A MORTGAGE OR OTHER LOAN SECURED ON IT

A life assurance policy may be required. Written quotation available upon request.

AML POLICY

THE FORGE 1 MANOR BARNS





THE FORGE 1 MANOR BARNS

ADDITIONAL INFORMATION

Local Authority – North Yorkshire Council

Council Tax – Band F

Viewings – By Appointment Only

Floor Area – 2566.00 sq ft

Tenure – Freehold





Total area: approx. 238.4 sq. metres (2566.2 sq. feet)



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D		67	75
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers/tenants are advised to recheck the measurements

Richmond Office Sales
14 Queens Road
Richmond
North Yorkshire
DL10 4AG

01748 822473
richmond@normanfbrown.co.uk
www.normanfbrown.co.uk

NORMAN F. BROWN

Est. 1967