

GOWER HALL BARN

Foston, York

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Outstanding country house with annexe and land, bordering the rolling landscape of the Howardian Hills, close to York

*A64 2 miles • York 10 miles • Malton 11 miles • Easingwold 13 miles
Yorkshire coast 32 miles*

Reception hall • kitchen/dining/living room • pantry • laundry • boot room • gym • sitting room with library • media room/snug • home office/bedroom 5 with en suite bathroom

Principal bedroom suite with dressing room and bathroom • 3 further bedrooms all with en suite bathrooms

Annexe: kitchen/living room • bedroom • en suite bathroom

Double open garage • secure garden store • plant room

Driveway for up to six vehicles

Gardens and grounds • paddock

In all some 3.5 acres

For Sale Freehold



ESTABLISHED 1992

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Approximate Gross Internal Floor Area

Main House - 504 SQ M / 5426 SQ FT (Excluding Garage & Store)

Total - 546 SQ M / 5880 SQ FT

For identification only. Not to scale. All Measurements and fixtures including doors and windows are approximate and should be independently verified.



City

Country

Coast

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D		63	63
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			

This substantial detached residence is formed from traditional stone farm buildings arranged around a landscaped courtyard garden. The conversion preserves the scale and character of the original barns, with much of the accommodation arranged on a single level featuring vaulted ceilings and exposed roof trusses, while introducing a refined interior finish that sits comfortably alongside its agricultural heritage. The property includes an open-bay garage and extensive parking.

Approached via a 500-metre tree-lined drive, the property occupies a private edge-of-village setting surrounded by its own gardens and paddock, with views across the protected countryside of the Howardian Hills. Despite its rural setting, York lies approximately

twenty minutes away by car, with excellent schools, road connections and rail services within easy reach.

- Detached country house converted from barns, not listed
- Over 5300 sq ft of hugely versatile living accommodation
- Oak-and-glass gallery linking the principal living spaces
- Luxuriously appointed and up to 5 large bedroom suites
- Self-contained annexe with holiday-let consent
- Approximately 3.5 acres of gardens, grounds and paddock
- Gated parking for 6 vehicles and double open-bay garage
- Ground-source heat pump and underfloor heating throughout
- Edge-of-village location some 20 minutes' drive from York



Tenure: Freehold

EPC Rating: D

Council Tax Band: House H, Annexe A

Services & Systems: Mains electricity and water. Ground source heat pump. Private drainage. Superfast satellite broadband

Fixtures & Fittings: All items in the written text of these particulars are included in the sale. All others are expressly excluded regardless of inclusion in any photographs. Purchasers must satisfy themselves that any

equipment included in the sale of the property is in satisfactory order.

Local Authority:

North Yorkshire Council
www.northyorks.gov.uk

Money Laundering

Regulations: Prior to a sale being agreed, prospective purchasers are required to produce identification documents in order to comply with Money Laundering regulations. Your co-operation with this is appreciated and will assist with the smooth progression of the sale.





Late eighteenth- and early nineteenth-century stone and pantile barns were meticulously restored by the current owners between 2017 and 2023, creating a country house that balances period character with the requirements of modern living. Original oak beams and roof trusses have been retained alongside bullnose brick piers, exposed stonework and generous barn openings, all complemented by traditional lime-pointed masonry. The former fold yard has been re-imagined as a sheltered courtyard garden around which the principal rooms are arranged, creating a private outdoor space that captures sunlight throughout the day and forms an integral part of the outlook.

The quality of craftsmanship continues throughout the interior. Solid oak internal doors with hand-forged ironmongery, bespoke oak cabinetry, engineered oak flooring and a

bespoke staircase with oak treads and finely detailed metalwork establish a coherent architectural language. An oak and solar glass gallery extending to approximately 70 feet provides a light-filled architectural link between the principal living spaces.

Alongside its period character, the property has been designed with long-term efficiency and practicality in mind. Underfloor heating throughout is powered by a ground-source heat pump, while Cat 6 data cabling, solar panel ready infrastructure, CCTV and motion-sensor security lighting provide the practical benefits expected of a contemporary country house.

At the heart of the house is a 36-ft kitchen, dining and living room designed for both daily family life and entertaining. Positioned on an east-west axis, the room opens through four sets of bifold doors to a garden terrace,



while French doors on the opposite side lead to a balcony overlooking the courtyard garden. There is ample space for dining and seating, centred around a multi-fuel stove.

The kitchen was handmade by Hovingham Kitchens, drawing on the restrained aesthetic associated with classic Neptune designs. Oak cabinetry is paired with leathered granite worktops, integrated appliances, a substantial island with breakfast bar and a Quooker tap above a double Butler sink. A fully fitted walk-in pantry provides additional storage and granite preparation space.

Adjacent utility accommodation is particularly well arranged, incorporating a stacked laundry cupboard, drying rail, linen cupboards, boot room with fitted storage, granite worktops, Belfast sink, cloakroom and external access to the garden.

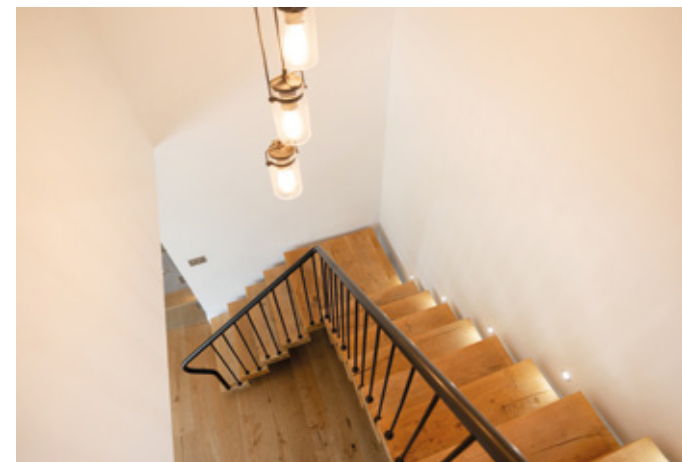


A 'cloistered' oak, solar glass and exposed brick gallery extends along the inner elevation of the quadrangle, forming a sheltered walkway overlooking the courtyard garden and connecting the principal living areas. Three bedroom suites are arranged behind.

The sitting room, complete with fitted library shelving, enjoys views on three sides. Two sets of French doors open onto the eastern terrace with views across the gardens and paddock towards the Howardian Hills, while a second aspect looks through the courtyard garden to the opposite side of the house. An engineered oak floor and multi-fuel stove set within a traditional fireplace complete the room.

As befits a contemporary country house, there is a media room with illuminated alcoves flanking a media wall with contemporary electric fire, and a home office overlooking the drive with extensive fitted storage. A further room is currently arranged as a gym and benefits from direct garden access.

The principal bedroom suite occupies the entire first floor, creating a notably private retreat with uninterrupted views across open countryside. The dual-aspect bedroom is accompanied by a fully-fitted dressing room and a bathroom finished with large-format stone panels in warm copper tones, incorporating both a bath and supersized walk-in shower.



Three further double bedrooms are arranged on the ground floor, each dual-aspect and served by its own generous en suite shower room. The home office, with adjacent shower room, could readily provide a fifth bedroom suite if required.

The reception hall, entered through handcrafted double oak doors, introduces the scale and character of the property, with exposed oak trusses overhead and framed views into the courtyard garden. A playfully designed cloakroom sits adjacent.

The accommodation is arranged with the principal house on one side of the hall and the annexe on the other. The self-contained annexe has its own entrance from the drive and provides independent one-bedroom accommodation. Suitable for guests, multi-generational living or supplementary income, it benefits from holiday-let consent.



Outside

The property is set well back from the road and approached via a long, tree-lined drive shared by four properties and owned by neighbouring Gower Hall.

Gates open to a private tarmac parking and turning area in front of a large oak-framed garage with two open bays. The garage is integral to the house and is supplied with power and light. An electric vehicle charging point is being fitted, scheduled for September 2026. Connected to the garage is a secure garden store and plant room.

A further set of gates leads into the inner courtyard garden enclosed within the quadrangle. It is designed to be enjoyed from all principal rooms with multiple access points.





From a balcony with glazed balustrading, a flight of stone steps descends to a gravel garden punctuated by a series of rectangular lawns framed by clipped yew hedging and a west-facing seating terrace. Tall, sculpted yew specimens and generously planted borders of shrubs and flowering perennials provide structure and seasonal interest. Water points and external power sockets are installed throughout.

Lawns sweep around the house and are enclosed by post-and-rail fencing, mature hedging, shrubs and trees that provide privacy and shelter. To the east, the gardens merge with the paddock beyond. Fencing, established hedgerows and trees define its boundaries, while the surrounding landscape of the Howardian Hills forms a striking backdrop, with the highest point of Castle Howard visible on the skyline.



Environs

Gower Hall Barn occupies a rural position on the edge of the Howardian Hills National Landscape, between the villages of Foston and Thornton-le-Clay and midway between York and Malton.

Foston is a small and well-regarded village, while neighbouring Thornton-le-Clay provides additional local amenities and community facilities. The villages are surrounded by some of North Yorkshire's most attractive countryside yet remain highly accessible.

The location combines a rural setting with excellent connectivity. York lies approximately ten miles to the south-west and provides a comprehensive range of amenities together with direct rail services to London King's Cross, Leeds, Edinburgh and other major centres. The A64 is readily accessible, linking to the A1(M), Leeds, the Yorkshire coast and the wider motorway network.

The surrounding countryside offers extensive opportunities for walking, cycling and riding. Castle Howard, with its farm shop, garden centre and arboretum, lies nearby. Schooling is well catered for, with a primary school in Foston, Outwood Academy Easingwold, Terrington Hall Preparatory School, and a range of independent schools in York and Ampleforth.

Directions

The drive to Gower Hall Farm lies between Foston and Thornton le Clay, on the north side, almost opposite Foston Primary School and signposted 'Gravel Pit Farm'.

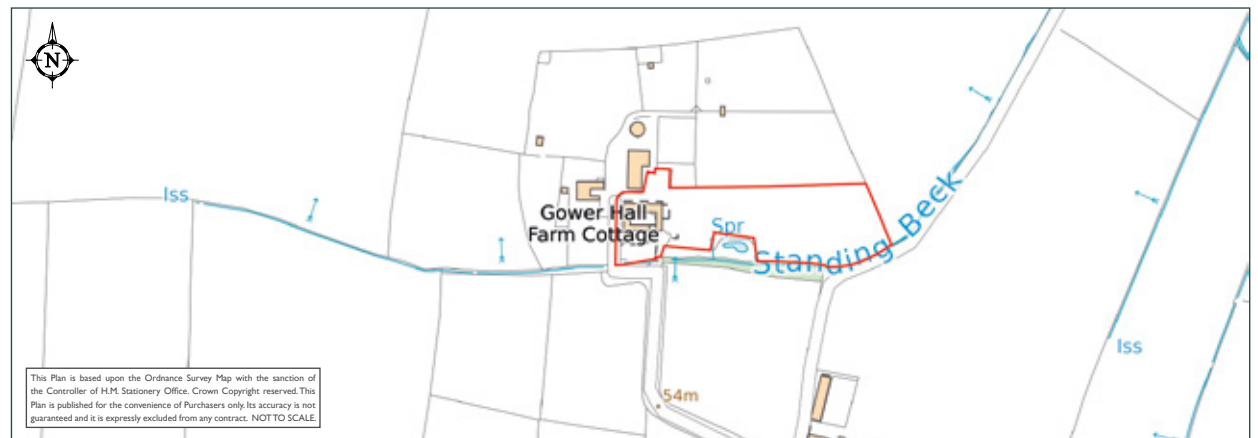
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Viewing

Strictly by appointment.



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