LOW HALL

BARN

KILLINGHALL

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A STORY CENTURIES IN THE MAKING

Some homes have a history that reaches far beyond their own walls. Low Hall Barn is one of them. Believed to date back approximately 360 years, this remarkable detached home was once a barn associated with the historic Low Hall estate, giving it a fascinating connection to Killinghall's agricultural past. Its story forms part of the rich heritage of a village whose origins stretch back to before the Norman Conquest.

Today, its handsome stone elevations, traditional slate roof and distinctive external staircase offer an immediate reminder of its former life. Inside, exposed timber beams and beautifully proportioned spaces celebrate that heritage, while thoughtfully updated interiors bring the comforts of modern living.







Set within the sought-after village of Killinghall, Low Hall Barn enjoys a wonderfully peaceful setting surrounded by the attractive North Yorkshire countryside. The village offers a charming sense of community, with everyday amenities close at hand, while the historic spa town of Harrogate is just a short drive away. Its independent shops, restaurants, cafés and beautiful open spaces provide the perfect complement to village life.

For the current owners, who have called Low Hall Barn home for seven years, the attraction was immediate. They loved its age, individual character and the tranquillity of its location, with the convenience of Harrogate so close by. Above all, it was simply somewhere they fell in love with.

At the heart of Low Hall Barn, the spacious dual-aspect dining hall brings together natural light, generous proportions and a wonderful connection to the garden. An attractive arched opening frames the bi-folding doors, drawing the eye towards the greenery outside.





"We've always loved how light it feels downstairs, particularly when the doors are open onto the garden. It's lovely just sitting in the dining room and looking outside."

ROOMS TO LIVE IN

The dining hall is a welcoming space for everyday living, with room to enjoy leisurely breakfasts and evenings around the table. Natural timber detailing adds warmth to the neutral interiors, while the staircase rises towards the bedrooms above.

A wide timber-framed opening connects the dining hall to the kitchen, while double French Doors lead into the living room, allowing each space to retain its own character.

The living room is equally inviting, with an impressive expanse of glazing offering an attractive outlook towards the greenery beyond. Soft grey carpeting, neutral walls and recessed lighting create a calm, comfortable setting in which to relax.





A KITCHEN FOR EVERYDAY MOMENTS

Beautifully renovated by the current owners, the generously proportioned kitchen brings a timeless contemporary touch to Low Hall Barn. Charcoal-grey Shaker-style cabinetry extends around the room, complemented by elegant Silestone worktops, traditional cup handles and a soft lilac colour palette.

The thoughtful arrangement provides an abundance of storage and preparation space, with a Neff cooker, induction hob and InSinkErator waste disposal system adding everyday practicality. Natural light enters through windows overlooking the garden, while recessed lighting keeps the room bright and welcoming.

A wide timber-framed opening connects the kitchen to the dining hall, creating a pleasing relationship between the two spaces. A separate utility room provides additional practicality, with space for laundry appliances and its own external door offering convenient side access.







A PEACEFUL RETREAT

The first floor reveals another side to Low Hall Barn's personality, where exposed timber beams and pitched ceilings celebrate the building's agricultural heritage. Nowhere is this character more apparent than in the principal suite, a wonderfully spacious retreat where magnificent original timbers stretch across the vaulted ceiling.

The generous proportions allow for a comfortable seating area alongside the bedroom furniture, while traditional recessed windows introduce natural light. Soft neutral finishes provide a gentle contrast to the rich tones of the exposed woodwork, allowing the architecture to take centre stage.

A walk-in wardrobe offers dedicated dressing space, complemented by additional mezzanine storage. The beautifully renovated en-suite features a generous walk-in shower with glass screening, contemporary fittings, fitted vanity cabinetry and a heated towel rail.



"It's such a lovely room to wake up in. We've always liked the beams and the character of it, and having the dressing room and our own shower room is really convenient."



SPACE WITH PERSONALITY

The second bedroom is another wonderfully proportioned double, where a dramatic vaulted ceiling and substantial exposed timber beams celebrate the home's agricultural heritage. Two windows introduce natural light, with one enjoying a particularly lovely outlook across the surrounding countryside.

The third bedroom offers a more individual L-shaped layout, with exposed beams, neutral décor and useful mezzanine storage. A comfortable bedroom in its own right, it also offers the flexibility to accommodate visiting guests or serve as a dedicated home office, depending on individual needs.

The house bathroom has also been renovated by the current owners, combining contemporary finishes with the building's original character. A deep-set window introduces natural light, while an exposed timber beam adds a reminder of its heritage. The thoughtfully arranged space features a wash basin, WC and generous walk-in shower, complemented by neutral tiling and a chrome heated towel rail.











A GARDEN TO SAVOUR

To the rear of Low Hall Barn, a beautifully established south-facing garden offers a wonderful sense of privacy and seclusion. Enclosed by traditional stone walls and mature trees, it feels like a peaceful retreat, with layers of greenery, colourful planting and natural stonework creating an atmosphere of quiet charm.

A series of beautifully arranged stone terraces unfolds across different levels, connected by steps and framed by established shrubs and flowering planters. Each offers somewhere different to enjoy the garden, from a morning coffee surrounded by greenery to a leisurely afternoon sitting in the sunshine.



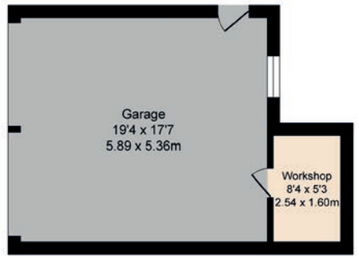


“I’ve always loved spending time in the garden, especially potting up my plants. I’ve got my own little corner where I do that. It’s so peaceful out there and there are lots of lovely places to sit and enjoy it.”

One terrace provides a lovely setting for outdoor dining, while a more intimate seating area sits amongst the planting, sheltered by mature trees. Beyond, a small lawn introduces a softer contrast to the stonework, with the thoughtfully landscaped design remaining wonderfully manageable throughout the seasons.

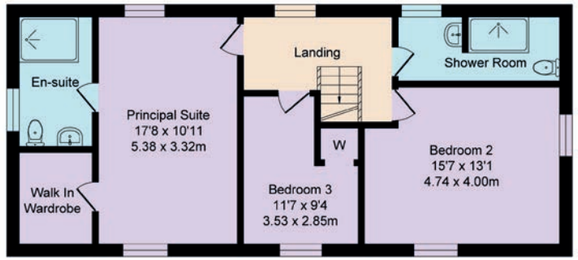
The bi-folding doors connect the dining hall directly to the garden, allowing the outdoors to become part of everyday life during warmer months. A private driveway provides off-street parking, complemented by a detached double garage and adjoining workshop, offering valuable additional space for storage, hobbies or practical projects.





Garage

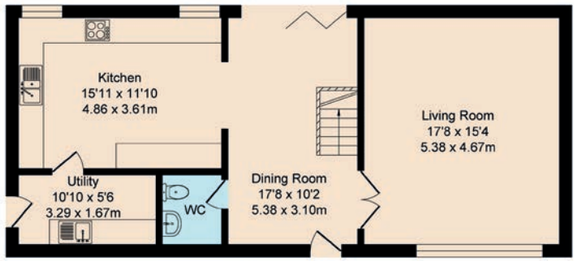
Approx. Floor
Area 388 Sq.Ft



First Floor

Approx. Floor
Area 756 Sq.Ft
(70.2 Sq.M.)

LOW HALL
BARN
KILLINGHALL



Ground Floor

Approx. Floor
Area 756 Sq.Ft
(70.2 Sq.M.)



SKETCH PLAN FOR ILLUSTRATIVE PURPOSES ONLY

All measurements walls, doors, windows, fittings and appliances, their sizes and locations, are approximate only. They cannot be regarded as being a representation by the seller, nor their agent.

Produced by Potterplans Ltd. 2026

FINER DETAILS

- Characterful detached barn conversion dating from C.1650
- 3 bedrooms
- 2 bathrooms (1 ensuite)
- 2 reception rooms
- Enclosed rear garden with lawn & seating areas
- Private driveway providing off street parking
- Detached double garage with workshop
- Sought after Killinghall village location
- Conveniently located for Harrogate town centre
- All mains services

ASK THE OWNERS SECTION

WHERE DO YOU GO WHEN YOU NEED...

MILK:
Tesco Express
(5 min walk)

CHEMIST:
The Pharmacist -
Jennyfields (5 min drive)

GYM:
David Lloyd & Hydro Harrogate
(both are a 7 min drive)

PLACES TO EAT:
Paradise Cafe (5 min walk);
Curious Cow of Harrogate (5 min drive)

WALK:
Down by the River Nidd
is a beautiful walk

TAKEAWAYS:
Masala Indian (4 min drive); Bradley's
Fish & Chips (7 min drive)

PUB:
The Boars Head
(20 min walk)

PUBLIC TRANSPORT:
Bus: services run regularly into Harrogate & Ripon (1 min walk); Train: Harrogate train station runs to Leeds, York & direct to London (10 min drive)

POI:
Ripley Castle (5 min drive);
Valley Gardens (10 min drive)

LOCAL SCHOOLS:
Primary - Killinghall Church of England Primary School (Ofsted Good) - 10 min walk. Secondary - Harrogate High School (12 min drive). Duchy College (8 min drive)

LOW HALL BARN

KILLINGHALL

Low Hall Barn, Ripon Road, Killinghall, Harrogate, HG3 2AY

presented by

Mr & Mr Child
Quintessentially Different

WHAT3WORDS: stability.lofts.hesitate

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