J.R. HOPPER & Co. Est. 1886



WINTON • CA17 4HL

Blossom Barn

Guide Price £595,000 - £675,000

5 D

AT A GLANCE

- Superb Barn Conversion In Village Location
- Approx 2.6 Acres Available
- Garage & Driveway Parking
- Large Barn With Flexible Living Accommodation
- 5 Double Bedrooms
- Open Plan Living Space
- Living Room & Snug
- Gardens With Lovely Views
- Annexe Potential
- Viewing Essential To Fully Appreciate The Accommodation

LEYBURN 01969 622936 · HAWES 01969 667744 · SETTLE 01729 825311 · KIRKBY STEPHEN 01768 258002

Central Chambers, Market Place, Leyburn, DL8 5BD · enquiries@jrhopper.com · www.jrhopper.com

THE PROPERTY

Superb Barn Conversion In Village Location

Blossom Barn is an exceptional barn conversion offering spacious and versatile accommodation arranged over two floors.

Converted to an exacting standard, the property showcases high-quality craftsmanship throughout while retaining a wealth of original character. Designed in an 'upside-down' layout, the principal living accommodation occupies the first floor, making the most of the impressive vaulted ceilings and exposed roof timbers while enjoying an abundance of natural light.

The property is situated in the peaceful village of Winton, just 1.5 miles by road from the thriving market town of Kirkby Stephen, or a pleasant and easy walk away. Winton enjoys a strong sense of community and benefits from an excellent village pub, The Bay Horse, as well as a village hall, green and chapel.

Kirkby Stephen is a vibrant market town nestled in the beautiful Eden Valley and lies at the midpoint of the renowned Coast-to-Coast long-distance footpath. The town offers a comprehensive range of amenities, including highly regarded primary and secondary schools, independent shops, cafés, pubs, a bank and post office. For commuters, the M6 is approximately 12 miles to the west, while the A66 provides convenient access to the A1 within just 3 miles. Kirkby Stephen railway station, on the historic Settle–Carlisle line, offers direct connections to both Leeds and Carlisle.

Originally forming the outbuildings to the neighbouring Manor House, Blossom Barn was sympathetically converted between 2009 and 2013. The result is a beautifully executed home that successfully combines contemporary comfort with traditional character. The thoughtfully designed layout offers excellent flexibility, including the potential to create self-contained annexe accommodation if required.

The ground floor is centred around a striking full-height reception hall, where a dramatic glazed elevation overlooks the rear patio and creates an immediate sense of space and light. Leading from the hall are four generous double bedrooms, each benefitting from its own en suite shower or bathroom, providing superb accommodation for family or guests.

The first floor is dedicated to an impressive open-plan living space, featuring a vaulted ceiling with exposed timber trusses that create a wonderful sense of volume and character. This substantial room comfortably accommodates a sitting area, formal dining space and a bespoke fitted kitchen complete with integrated appliances. Also on this floor are a cosy snug, a utility room and a further double bedroom with en suite facilities.

Attached to the property is a garage housing the oil-fired central heating boiler. Adjacent to this is an unmodernised kitchen and utility area with its own staircase to the first floor, offering exciting potential to create independent annexe accommodation or to incorporate the space into the main house, subject to any necessary consents.

Outside, a charming courtyard to the front of the property provides an attractive seating area beside the entrance. Steps lead to a beautifully enclosed lawned garden with mature planting, well-established borders and a pergola, all enjoying delightful views across the surrounding open countryside.

In addition, there is a paddock extending to approximately 2.6 acres, with vehicular access from both the driveway and the roadside. The paddock is available by separate negotiation.

Blossom Barn would make a practical family home and also suit multi-generational living. A viewing is recommended to appreciate the scope and the finish.

J.R. Hopper & Co. is a trading name for J.R. Hopper & Co. (Property Services) Limited Registered: England No. 3438347.
Registered Office: Hall House, Woodhall, DL8 3LB. Directors: L.B. Carlisle, E.J. Carlisle.

GALLERY

Every room, inside and out

















Produced 20 November 2026. All information believed to be correct at the time. These particulars are intended as a guide only; their accuracy is not guaranteed and they do not form part of any offer or contract. Measurements are approximate. Prospective purchasers must satisfy themselves as to the accuracy of all information.

GALLERY














Produced 20 November 2026. All information believed to be correct at the time. These particulars are intended as a guide only; their accuracy is not guaranteed and they do not form part of any offer or contract. Measurements are approximate. Prospective purchasers must satisfy themselves as to the accuracy of all information.

THE ACCOMMODATION

A room-by-room schedule

Set out floor by floor, as a plan would read it — from the entrance hall through to the gardens beyond.

01 GROUND FLOOR

Entrance Hall

Impressive entrance hall/ reception room, full height to the roof with exposed timbers. Stone flag flooring. Wood burning stove. TV point. Staircase. Glass doors and windows to the front.

02 FIRST FLOOR

Open Plan Living Space

Impressive reception room. Full height room with exposed roof timbers. Engineered oak flooring. Exposed stone wall. Sitting area with electric stove. TV point. Radiators. Glazed mezzanine level. Windows to both sides.

Dining Kitchen

Open plan to the living space. Full height with exposed roof timbers. Tiled & engineered oak flooring. Well fitted kitchen in cream with solid wood work surfaces and central island with stainless steel sink. Belfast style sink. Integrated dishwasher and wine fridge. Space for range cooker and freestanding fridge freezer. Windows on two aspects.

Landing

Fitted carpet. Good size store cupboard. Separate shower room with corner shower cubicle, WC and wash basin.

Utility Room

Tiled flooring. Plumbing for washing machine and tumble dryer. Electric boxes. Separate cloakroom with WC and wash basin. Extractor fan.

Snug/ Sitting Room

Additional reception room, could be a bedroom. Fitted carpet. 2 Radiators. Fireplace with electric fire. 2 windows overlooking the garden.

Second staircase

Second staircase down to the rear entrance/ kitchen space. Fitted carpet.

Bedroom Six

Master first floor bedroom. Fitted carpet. Built in wardrobe. Window.

En Suite

Large en suite bathroom. Tiled flooring. Roll top bath. WC. Wash basin. Corner shower cubicle. Heated towel rail.

03 GROUND FLOOR

Hall

Fitted carpet with underfloor heating. Windows to the side.

Bedroom Four

Good double bedroom. Fitted carpet with under floor heating. TV point. Window.

En Suite

Jack & Jill en suite bathroom. Tiled flooring and fully tiled walls. Roll top bath. WC. Wash basin.

Bedroom Three

Small double bedroom. Fitted carpet with under floor heating.. Built in wardrobe. Window to the side.

En Suite

En suite shower room. Tiled flooring and full tiled walls. Corner shower cubicle. Wash basin. WC. Heated towel rail.

Produced 20 November 2026. All information believed to be correct at the time. These particulars are intended as a guide only; their accuracy is not guaranteed and they do not form part of any offer or contract. Measurements are approximate. Prospective purchasers must satisfy themselves as to the accuracy of all information.

03 GROUND FLOOR

Bedroom Two

Double bedroom with under floor heating. Fitted carpet with underfloor heating. Built in wardrobe. Window to the rear.

En Suite

Fully tiled flooring and walls. WC. Wash basin. Corner shower cubicle. Heated towel rail.

Bedroom One

Ground floor master bedroom. Large double bedroom. Fitted carpet with under floor heating. Built in wardrobe. Cupboard housing underfloor heating controls. Window to the rear.

En Suite

Large en suite bathroom. Fully tiled flooring and walls. Roll top bath. WC. Wash basin. Window to the street.

04 OUTSIDE

Old Utility

Only accessed via outside. Quarry tiled flooring. Basic range of kitchen units. Plumbing for washing machine. Stainless steel sink units. Window and door to the sides and rear.

Old Entrance

Entrance hall. Quarry tiled floor. Radiator. Front door.

Old Kitchen

Large dining kitchen. Quarry tiled flooring. Ceiling beam. 2 Windows.

Parking

Blocked paved parking area for several vehicles. Vehicle gate to paddock, pedestrian gate to patio.

Garage

Sliding door. Large garage. Power. Oil fired central heating boiler and hot water tank. Door to rear entrance hall.

Patio

Enclosed West facing patio garden by the front door. Steps up to the garden.

Garden

Beautiful lawn garden with well established beds and borders. Pergola with flagged patio seating area. Oil tank.

Paddock

Approx 2.6 acre paddock with access directly from the property and also the roadside. This is available by separate negotiation.

05 AGENTS NOTES

Material Information

Oil fired central heating. Mains water and mains waste. B4RN fibre wifi.

“

Approx 2.6 Acres Available

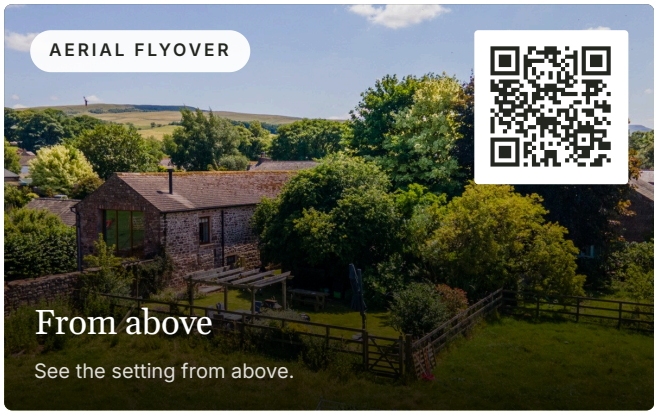
Produced 20 November 2026. All information believed to be correct at the time. These particulars are intended as a guide only; their accuracy is not guaranteed and they do not form part of any offer or contract. Measurements are approximate. Prospective purchasers must satisfy themselves as to the accuracy of all information.

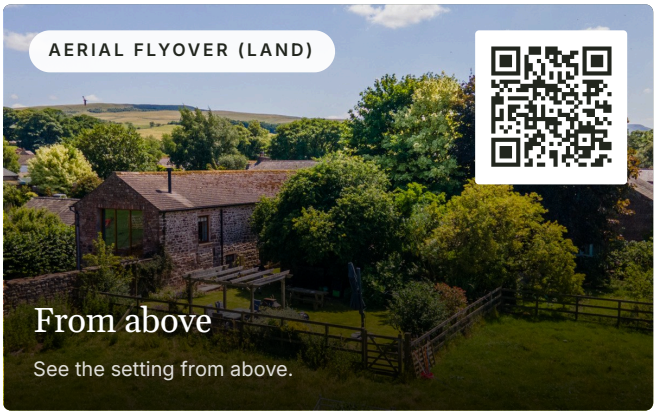
ONLINE ONLY

There's more on the website

Tours, video and paperwork don't fit on paper. Point your phone's camera at a code — or tap it, if you're reading this on a screen.







DOCUMENTS & LINKS

EPC - 10th July 2026

PDF · 0.09 MB

Produced 20 November 2026. All information believed to be correct at the time. These particulars are intended as a guide only; their accuracy is not guaranteed and they do not form part of any offer or contract. Measurements are approximate. Prospective purchasers must satisfy themselves as to the accuracy of all information.

“

Garage & Driveway Parking

REQUEST THE VIDEO VIEWING

Interest piqued? Here's what's next.

Photographs got you this far — we picked them so they would. Our private video viewings take you further: one of our viewers will walk and talk you through Blossom Barn properly, inside and out, room by room, pointing out every feature and every issue as they go.

Your time is precious (and so is your fuel), so whittle your shortlist down from the sofa. We'll get you through the door just as soon as we know how much you loved it from afar.

ASK FOR THE VIDEO VIEWING

Produced 20 November 2026. All information believed to be correct at the time. These particulars are intended as a guide only; their accuracy is not guaranteed and they do not form part of any offer or contract. Measurements are approximate. Prospective purchasers must satisfy themselves as to the accuracy of all information.

Ground Floor

Approx. 151.7 sq. metres (1632.9 sq. feet)



First Floor

Approx. 147.9 sq. metres (1592.4 sq. feet)



Total area: approx. 299.6 sq. metres (3225.3 sq. feet)

This plan is for layout guidance only and is not drawn to scale unless stated. Windows and door openings are approximate. Whilst every care is taken in preparation of this plan, please check all dimensions, shapes and compass bearings before making any decision reliant upon them. REF:
Plan produced using PlanUp.

Blossom Barn, Winton

This plan is for illustrative purposes only. It is not drawn to scale. Any measurements, areas, opening and orientations are approximate and do not form any part of any agreement.



This plan is for illustrative purposes only. It is not drawn to scale. Any measurements, areas, opening and orientations are approximate and do not form any part of any agreement.