



OLD FARM

East Cowton, Northallerton



GSC GRAYS

PROPERTY • ESTATES • LAND



## OLD FARM

RABY LANE, EAST COWTON, NORTHALLERTON, DL7 0BW

A SUBSTANTIAL AND BEAUTIFULLY PRESENTED, TRADITIONAL HOME OFFERING EXTENSIVE EQUESTRIAN FACILITIES AS WELL AS A HOLIDAY LET COTTAGE IN GROUNDS EXTENDING TO OVER FIVE ACRES.

### Old Farm

Entrance Hall • Sitting Room • Dining Room • Living Kitchen • Utility  
Cloakroom • Three Double Bedrooms (including principal ensuite)  
House Bathroom • Office

### Byre Cottage

One bedroom with Ensuite • Open Plan Living Kitchen • Utility

### Gardens & Grounds

Extensive Gardens • Outdoor Entertaining Space • Gym  
Various Outbuildings • Workshop • Six Loose Boxes • Horse Walker  
Menage • Three Paddocks • Total Plot Extends to 5.43 Acres Approx



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### Situation and Amenities

Richmond 11 miles, Darlington 9.5 miles. Northallerton 8.9 miles, Yarm 11 miles. The East Coast Main Line railway stations are at Darlington and Northallerton, the A1 (7.5 miles) and the A66 and A19 provide good links with the major commercial centres of the North East and beyond.

East Cowton lies in a rural but most convenient location between Northallerton and Darlington. The village has a village hall, pub/restaurant and primary school. The nearby towns of Northallerton, Richmond and Darlington offer a wide variety of amenities including national and local retailers, a large range of bars and restaurants, cinemas, sports centres, golf courses, theatres and state and private educational opportunities at both primary and secondary level.

### Old Farm

This substantial home has been beautifully restored and renovated to create extensive accommodation, retaining a wealth of character yet decorated in a country-contemporary style, with plenty of natural light. The main focal point being the rear of the property with views over the private paddocks and grazing land.

This sizeable home has an exceptional finish with attention to detail being apparent throughout the property, including, bespoke oak staircase, oak-latched doors, a bespoke solid kitchen, oak-framed bi-fold doors within the living kitchen and superb oak a-framed glazed windows, with patio doors leading out to a balcony to enjoy the rear aspect within the principal bedroom.

The house, has a lovely flow and the proportions of the rooms makes the whole property functional, with two formal reception rooms and a large living / dining-kitchen to the rear, to enjoy the aspect.

The first floor offers three good-sized double bedrooms with various additional space available within the holiday-let cottage for an overflow of guests. There could be the potential to also incorporate the holiday cottage (subject to consents) into the main living accommodation, with the possibility of a link from the home office.

The property is ideal for those with equestrian interests, having been well equipped externally, providing not only a large steel-framed workshop / tractor shed, but also an additional American-style barn housing six loose boxes, a purpose-built tack room and areas for hay store.

There is an undercover horse walker and externally there is plenty of hardstanding as well as a 20 x 40m menage.

There are also three paddocks adjacent to the garden, along with various bridleways available from the doorstep. The total plot including gardens and grazing land extends to approximately 5.43 acres.



## Accommodation

There is a substantial entrance hall which leads to the two reception rooms, an oak staircase to the first floor and a cloakroom.

The sitting room is a generous space with windows overlooking the front garden, a substantial log burning stove set in a brick and stone surround, with an oak beam above.

The heart of this home is situated at the rear, with a large living / dining kitchen separated into areas, yet open plan, including a bespoke kitchen with freestanding wooden units, granite work surfaces, a large island housing a breakfast area, a sink and a butcher's block. There is space for an American-style fridge freezer, a Rangemaster cooker and doors leading out to the patio and private rear garden. There is ample space for a large dining table, as well as a seating area, and there are further windows to look out onto the beautifully kept gardens.

The dining / seating area of the kitchen leads into the formal dining room, which has an open fire set on a raised brick and stone hearth that links back through into the entrance hallway.

There are useful areas to the ground floor including a substantial utility / boot room with matching units to the kitchen, granite work surfaces, an additional Belfast sink and a stable door out to the parking area. There is also a ground floor cloakroom.

To the first floor, there is a large galleried landing with a dual aspect and a curved door leads into the impressive principal bedroom which has a vaulted ceiling, fitted wardrobes, oak framed full length windows and patio doors leading out onto the balcony.

There is also an ensuite bathroom with quality tiling, a walk-in shower and a freestanding bath situated underneath the window, as well as basin and WC.







There are two further double bedrooms, both with generous proportions and a house bathroom complete with a rolltop bath, vanity basin and WC, again with neutral tiling.

Adjacent to the utility external door, there is an entrance into an additional boot room storage area, providing access to a home office and an additional WC.

### Byre Cottage

Byre Cottage is currently utilised as a successful holiday-let and is beautifully presented, with the entrance leading into a substantial utility area with fitted cabinetry, space for white goods and a sink.



There is a door leading into the main living space which is open plan and offers dining / seating areas and a well-equipped kitchen with integrated appliances and light grey frontage. There is also a feature fireplace to the sitting room area.

The Byre has vaulted ceilings with exposed beams, a feature fireplace and a dual aspect to the main living area, there is a door leading into a good-sized double bedroom with fitted wardrobes and an ensuite with walk-in shower facilities and vanity basin; this area would also be perfect for multigenerational living, subject to consents.

There is a partially converted outbuilding, which is linked by an undercover walkthrough from the front of the property to Byre Cottage and holds the potential to extend the cottage (subject to consents) to create further holiday-let accommodation or, as it is currently used, as storage. There is an additional barn attached with two sets of bifold doors and is currently used as a home gym with light and power connected, and equally would make an ideal games room.



Byre Cottage





### Gardens and Grounds

Old Farm has beautifully presented gardens to three sides, which are mainly laid to lawn, with various well-stocked flowerbeds and borders, there are lawned gardens to the front, side and rear.

The rear garden is enclosed and private with various patio seating areas, a greenhouse and wrought iron railings leading onto the paddock land. There are various well stocked flower beds and a fantastic undercover entertaining space with stone-paved patio flooring, an outdoor kitchen and a superb, repurposed JCB Digger bucket as a log burning stove.

Byre Cottage has a low brick wall and partially enclosed gravelled seating area with various mature plants and shrubs. The gardens are separate, with Byre Cottage being accessed from the substantial parking area to the side of the property.

The equestrian facilities and parking for the main house are accessed through electric timber gates leading to a substantial gravelled parking area and onto the various barns, hardstanding and the menage.

### Equestrian Facilities

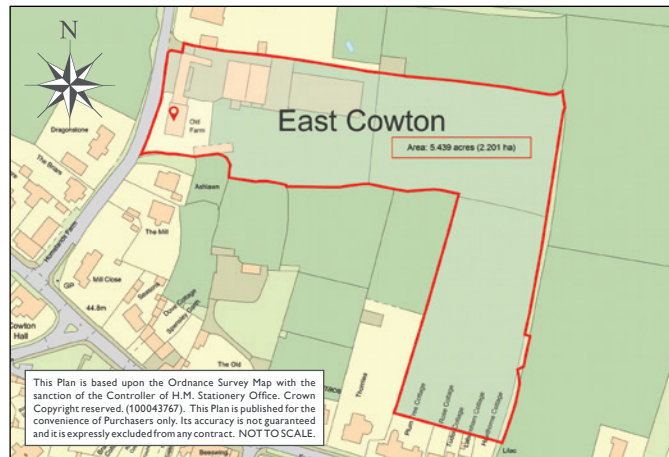
There are two substantial steel-framed barns, one of which is used as a workshop with light and power connected, an additional barn offers six loose boxes, an undercover Clayton horse walker and a purpose-built tack room.

Beyond the outbuildings, there is further hardstanding, a 20m x 40m sand and rubber menage and grazing land separated into three paddocks with post and rail fencing.

### Owner's Insight

Old Farm is a wonderful smallholding that we have lovingly renovated and updated over the last 17 years. It is one of the oldest recorded farmsteads in the village having had a dwelling on this site since 1540. The property now provides us with a range of facilities which makes it an extremely versatile fabulous home.





## Tenure

The property is freehold and will be offered with vacant possession on completion.

## Viewings

Strictly by appointment with GSC Grays - T: 01748 829 217.

## Local Authority

North Yorkshire Council

## Council and Tax Band

Old Farm has a Council Tax Band rating of D. Byre Cottage is rated for business purposes. North Yorkshire Council.

## Services

The property benefits from a 3-phase electrical supply, mains water and drainage. The properties are heated by a ground source heat pump. The main house benefits from underflooring heating to both the ground and first floor.

## Wayleaves and Covenants

Old Farm is sold subject to and with the benefit of all existing rights, including rights of way, light, drainage, water and electricity and all other rights and obligations, easements and all wayleaves or covenants whether disclosed or not.

## Asbestos

An asbestos survey has not been undertaken and on completion of the sale it will be the responsibility of the Purchaser(s) to comply with the Control of Asbestos at Work Regulations.

We understand that the stable barn roof may contain asbestos and is partial fibre cement covering.

## Old Farm, Raby Lane, East Cowton, Northallerton, DL7 0BW

Approximate Gross Internal Area  
Main House = 3304 sq ft - 307 sq m  
Outbuildings = 3166 sq ft - 296 sq m  
Total = 6491 sq ft - 603 sq m



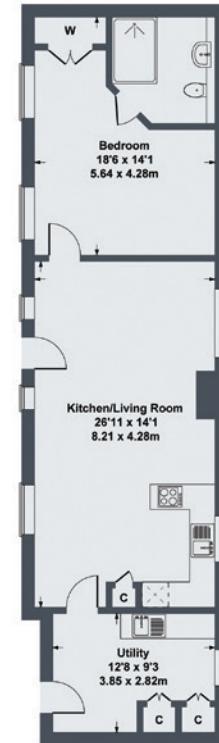
SKETCH PLAN FOR ILLUSTRATIVE PURPOSES ONLY

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.

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## The Byre, Old Farm, Raby Lane, East Cowton, Northallerton, DL7 0BW

Approximate Gross Internal Area  
764 sq ft - 71 sq m



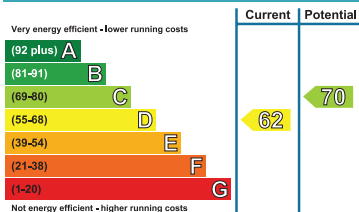
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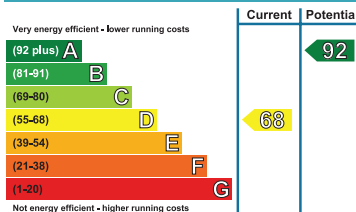
### Old Farm

#### Energy Efficiency Rating



### Byre Cottage

#### Energy Efficiency Rating



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- Neither GSC Grays nor the vendors accept responsibility for any error that these particulars may contain however caused.
- Any plan is for guidance once only and is not drawn to scale. All dimensions, shapes, and compass bearings are approximate and you should not rely on them without checking them first.
- Nothing in these particulars shall be deemed to be a statement that the property is in good condition, repair or otherwise nor that any services or facilities are in good working order.
- Please discuss with us any aspects that are important to you prior to travelling to the property.

Particulars written: August 2025

Photographs taken: August 2025