

HAWTHORN BARN

South Cowton, Northallerton

GSC GRAYS

PROPERTY • ESTATES • LAND

HAWTHORN BARN

South Cowton, North Yorkshire DL7 0JB

An exceptional opportunity to acquire a thoughtfully-designed, four bedroom detached barn conversion.

Configured to maximise natural light and generous proportions, the home offers four impeccably finished bedrooms and a sophisticated living environment that balances luxury with a warm, inviting ambience.

The property enjoys a wonderful position overlooking the surrounding countryside.





GSC GRAYS

PROPERTY • ESTATES • LAND

5&6 Bailey Court Colburn Business Park, Richmond, North Yorkshire, DL9 4QL
01748 829217
agency@gscgrays.co.uk

GSCGRAYS.CO.UK

Situation and Amenities

South Cowton benefits from an array of country walks and bridleways close by, including the Coast to Coast trail. The property is only 3 miles from Scorton which is an extremely sought-after village with an active community, a well-regarded primary school, a popular village shop, garage with additional shop, two pubs and a medical centre.

Situated about 5 miles from the A1 at Catterick, the property has easy access to the major commercial centres of Yorkshire and the North East. The historic town of Richmond, with its historic castle and market square, is about 8.7 miles away.

There is a primary school located in North Cowton and a number of secondary schools in Richmond, Northallerton and Darlington.

The nearest airports are Teesside International Airport (14 miles), offering a growing number of domestic and international flights, whilst Leeds Bradford and Newcastle are both about an hour's drive away. The area is particularly well connected by road and rail and is therefore commutable to Durham, Newcastle, York, Stockton and the wider Teesside area. The property has excellent links to both the A1(M) and A66, with the A1 corridor dividing the Yorkshire Dales from the North York Moors National Park, both of which are easily accessible and offer many opportunities for exploring the great outdoors.















Accommodation

Hawthorn Barn offers an outstanding opportunity to acquire a highly individual, single storey home that blends contemporary architecture with timeless rural character. A spacious entrance hall, flooded with natural light, creates a generous sense of space on arrival and sets the tone for the quality found throughout.

Expansive glazing has been thoughtfully incorporated across the property, framing sweeping panoramic views across the surrounding countryside and ensuring the local landscape becomes a natural extension of the interior. The result is a remarkable sense of harmony between home and countryside.

At the heart of the property lies a beautifully crafted kitchen, featuring bespoke cabinetry, a dedicated pantry and a separate utility room. Designed for both everyday living and entertaining, it offers a refined yet practical environment suited to modern lifestyles.





The free-flowing living space provides versatility without compromise, with the living room benefiting from a fitted flue to accommodate a stove if desired.

The principal suite serves as a tranquil retreat, complete with luxury en suite featuring dual basins, walk-in shower and roll-top bath. A second suite includes sliding doors to the rear terrace and its own contemporary shower room; ideal for guests or multi-generational living. Two further bedrooms offer exceptional flexibility.

Designed with style, function and efficiency in mind, the property features Thermo Ayous hardwood cladding, underfloor heating throughout and a Vaillant heat pump delivering both comfort and notable cost savings.

Externally

Externally, a gated, sweeping gravel driveway leads to a generous plot with lawned gardens adjoining open farmland. An Italian porcelain flagged terrace wraps around the barn, creating superb areas for dining, relaxing and enjoying the uninterrupted rural views.

To view previous developments by The James Partnership, please visit: james-partnership.com

Viewings

Strictly by appointment with GSC Grays. Telephone: 01748 829 217.

Tenure

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

Local Authority

North Yorkshire Council. Awaiting confirmation of council tax banding.

Services

Vaillant Air Source Heat Pump, mains water, electricity and a private treatment plant.

Particulars and Photographs

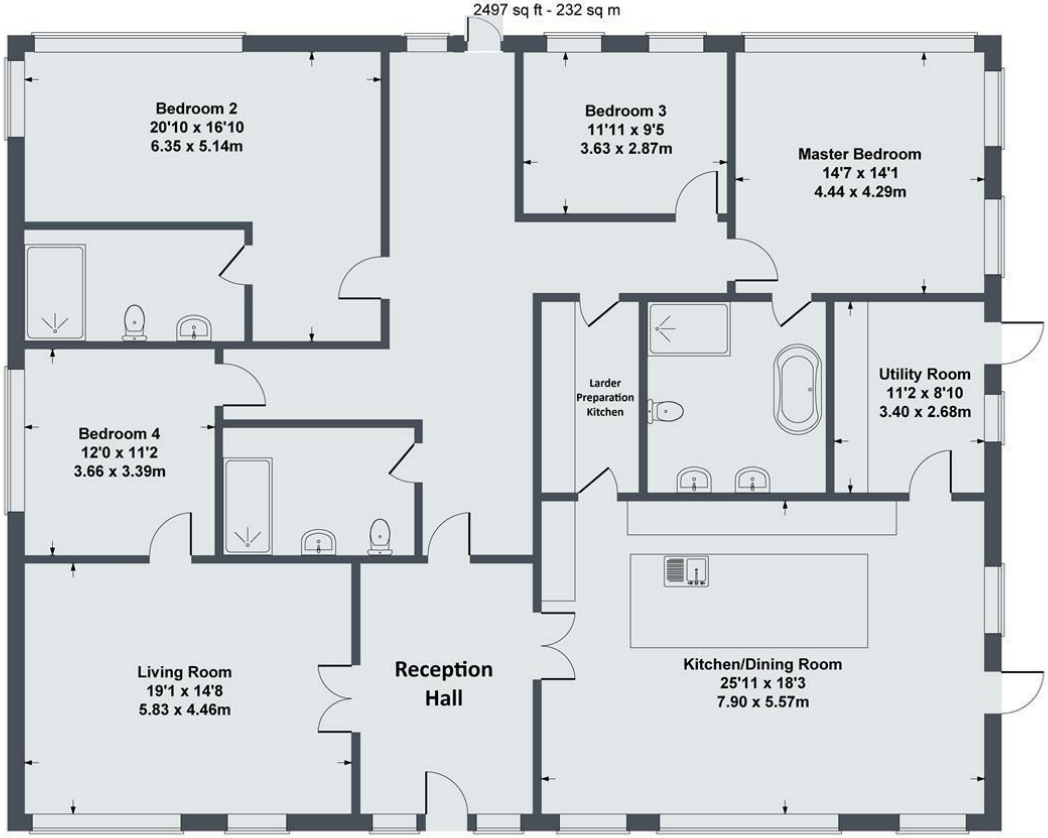
Particulars prepared and photographs taken January 2026.

Auction Conditions

This property is for sale by the Modern Method of Auction, meaning the buyer and seller are to Complete within 56 days (the "Reservation Period"). Interested parties personal data will be shared with the Auctioneer (iamsold).
If considering buying with a mortgage, inspect and consider the property carefully with your lender before bidding.
A Buyer Information Pack is provided. The winning bidder will pay £349.00 including VAT for this pack which you must view before bidding.
The buyer signs a Reservation Agreement and makes payment of a non-refundable Reservation Fee of 4.5% of the purchase price including VAT, subject to a minimum of £6,600.00 including VAT. This is paid to reserve the property to the buyer during the Reservation Period and is paid in addition to the purchase price. This is considered within calculations for Stamp Duty Land Tax.
Services may be recommended by the Agent or Auctioneer in which they will receive payment from the service provider if the service is taken. Any payment that will be received by the Agent or Auctioneer will be confirmed to you in writing before services are taken. Services are optional.

Hawthorn Barn South Cowton, Northallerton, North Yorkshire, DL7 0JB

Approximate Gross Internal Area
2497 sq ft - 232 sq m

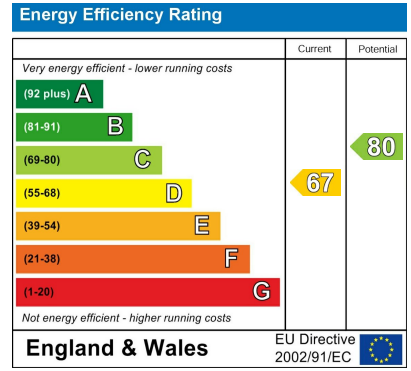


GROUND FLOOR

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





DISCLAIMER NOTICE:
PLEASE READ: GSC Grays gives notice to anyone who may read these particulars as follows:

1. These particulars, including any plan are a general guide only and do not form any part of any offer or contract.
2. All descriptions including photographs, dimensions and other details are given in good faith but do not amount to a representation or warranty. They should not be relied upon as statements of fact and anyone interested must satisfy themselves as to their corrections by inspection or otherwise.
3. Neither GSC Grays nor the vendor accept responsibility for any error that these particulars may contain however caused.
4. Any plan is for layout guidance only and is not drawn to scale. All dimensions, shapes and compass bearings are approximate and you should not rely upon them without checking them first.
5. 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.
6. Please discuss with us any aspects that are important to you prior to travelling to the view the property.