

# THE BARN COWTHORPE LS22 5EY



**NICHOLLS  
TYREMAN**

## THE BARN | COWTHORPE | LS22 5EY

An extremely rare opportunity to purchase this stunning contemporary Class Q barn conversion located within this extremely sought after village close to Wetherby, Harrogate and the A1.

The property is currently being developed to an extremely high standard and has the added benefit of an adjoining 5 acre paddock and private driveway. Having been constructed to exceed the current building regulations there will be a 10 year ICW warranty an ASOS heat pump underfloor heating to the ground floor and radiators to the first floor. The kitchen and bathrooms will have purchases own personal choices (subject to the date of purchase). Outside the property approached via private drive leading to a gravel driveway, with a two bay oak framed carport, lawned gardens, Indian flag stone patio with perimeter paving and boundary fencing.

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Entrance Hall | Large Open Plan Dining Kitchen | Living Room | Study | Utility Room | Larder | Cloakroom/wc

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Four Bedrooms | Dressing Room | Two Bathrooms | Shower Room

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Enclosed Garden | 5 Acre Paddock

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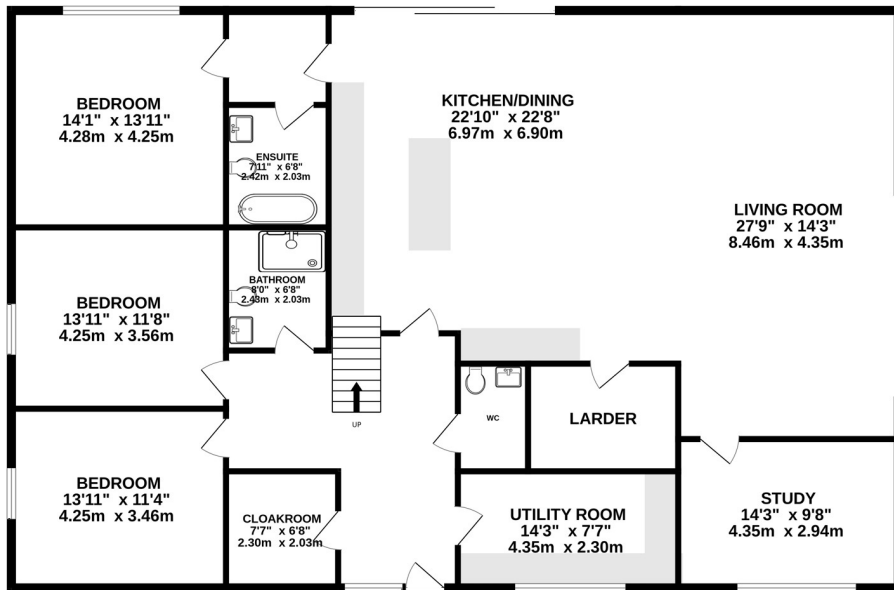
Council Tax: TBC | Energy Rating: TBC | Tenure: Freehold

# £1,500,000

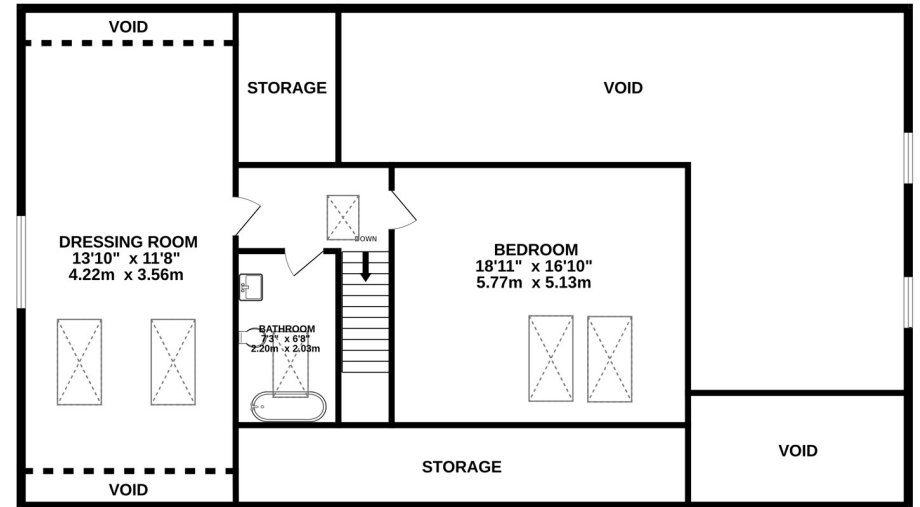




GROUND FLOOR



1ST FLOOR



Measurements are approximate. Not to scale. Illustrative purposes only  
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# SPECIFICATION

Traditional masonry construction of block and insulated cavity with timber cladding and internal plaster finish.

Solid ground floors with underfloor heating.

Steel roof sheeting with insulation and internal plaster finish.

Aluminium Energy efficient windows and doors.

Oak staircase with oak handrail.

Internal oak doors.

Kitchen purchaser's choice based on initial design.

Kitchen and living area floors will be tiled or wood floor.

Bathroom designed by Ripon interiors with client choices.

Decorated throughout in a choice of three colours.

Heating will be underfloor heating to the ground floor, radiators to the first floor with thermostat controls via an air source heat pump.

Data cabling to all living areas and bedrooms.

Downlighting to all rooms with feature lights to the kitchen and living area.

Indian flag Stone patio with perimeter paving.

Lawned gardens with perimeter fencing.

Gravel driveway leading to a two bay oak framed carport

**NOT INCLUDED** - Carpets, wardrobes, curtains or blinds.



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[WWW.NICHOLLSTYREMAN.COM](http://WWW.NICHOLLSTYREMAN.COM)

These particulars are given as guidance only and are expressly excluded from any contract. They give no warranty as to the condition or description and any recipient must satisfy himself on all matters stated herein. The property is offered subject to contract and to its being unsold and unlet. Appointments for viewing and contract of all negotiations shall be through Nicholls Tyreman Estate Agent.