

Rousden Farm

North Cowton, Northallerton, North Yorkshire, DL7 0HL

RobinJessop



Rousden Farm

North Cowton, Northallerton, North Yorkshire,DL7 0HL

A Desirable Residential Smallholding with Grassland, Stabling & Agricultural Building Extending to 8.62 Acres Approx

- A Desirable Equestrian Property
- Four Double Bedroom Accommodation
- Detached Stable Block & Tack Room
- Agricultural Building & Outdoor Menage
- Grass Paddocks Totalling 8 Acres Approx
- Edge of Village Location with Stunning Views

SITUATION

Rousden Farm sits beautifully on the fringe of the idyllic village of North Cowton, overlooking open countryside. The village has the benefit of an active community with a village hall, primary school, a public house serving meals and a bus route running through.

It is within easy access to the desirable market towns of Richmond, Darlington and Northallerton which offer a wide range of shops, amenities and facilities, including a mainline station with a regular service to London Kings Cross. The property is also in close proximity to both the A1(M) and the A19, bringing larger centres such as Teesside, Harrogate and Leeds within reasonable commuting distance. Teesside International Airport is 25 minutes' drive approximately.

WHAT3WORDS

///label.lifetimes.camps

DESCRIPTION

Rousden Farm comprises a traditional detached character property which stands well on the edge of North Cowton in a south facing position. The property has been very well maintained with many architectural features including bespoke arched oak windows and oak external doors. It is complemented by a range of useful outbuildings, stabling and ménage together with 8 acres of land making it an ideal equestrian property.

Rousden Farm is entered into a welcoming reception hall from where the rooms lead off from. The accommodation is on one level and comprises of a large living room with a log burning stove set within a Victorian cast iron surround, and a dining area with windows on three aspects making it lovely and light. There is a separate sitting room with a multi-fuel stove within a marble surround.

The large kitchen diner features an extensive range of fitted oak wall and base units which are complemented by granite worktops and a Rangemaster cooker. There is an integrated washing machine, tumble dryer, dishwasher and freezer together with freestanding American style fridge freezer. There are windows to three aspects and a door leading out to the rear. Usefully, there is also a loft access which provides access to a storage space.

The property has a total of four bedrooms which are all well-proportioned and enjoy a pleasant outlook. Two of the bedrooms have the benefit of ensuite bath/shower rooms and there is a family bathroom with WC, basin, shower cubicle and jacuzzi bath.

Externally the property is complemented by immaculately presented and good-sized gardens which wrap around the property and are laid to lawn with a mix of established fruit trees and orchard. There is also a large raised vegetable garden. The land is split into 3 useful paddocks and there is a detached stable block with four stable boxes. There is also a brick built agricultural building with concrete floor providing excellent hay storage or garage workshop and a ménage making the property very suitable for those with equine interests. It will also appeal to those looking for a small holding or lifestyle change.

GENERAL REMARKS & STIPULATIONS

Guide Price: Offers in Excess of £950,000

Viewing

Strictly by Appointment with Robin Jessop Ltd – Telephone 01677 425950 or 01969 622800.

Offers
All offers must be confirmed in writing. We will NOT report any verbal offer unless it is confirmed in writing.

Money Laundering Regulations
Please note that if you are the successful purchaser it is now a legal requirement for you to provide 2 forms of ID. This will need to be provided personally in our office.

We will then take copies of both this and proof of funds, which we also require to comply with Money Laundering Regulations.

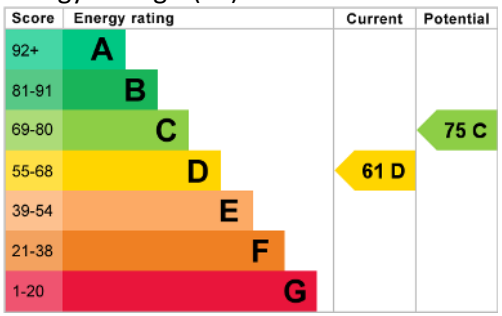
Method of Sale
The property is being offered for sale initially by Private Treaty. If you would like to discuss any matter concerning this sale, then please kindly record your interest with Mr. Tim Gower MRICS as soon as possible and preferably in writing enabling us to keep you informed as to how we propose to conclude the sale.

Tenure
The property is both freehold and leasehold and vacant possession will be given upon completion.

Council Tax
Band E.

Services
Mains electricity. Mains water. Private drainage to a septic tank. Oil central heating. Broadband connection available.

Energy Performance Certificate
Energy Rating D(61).



Boundaries
The Vendors will only sell such interests (if any) as they may have in the boundary fences, ditches and walls and other boundaries separating this property from other properties not belonging to them.

Fixtures & Fittings
Only those fixtures and fittings described within this brochure are included in the sale.

Septic Tank/Private Drainage
We have been informed that the property has a septic tank and would advise any prospective purchaser to check it complies with current standards introduced in 2020.

Local Authority
North Yorkshire Council, County Hall, Racecourse Lane, Northallerton, DL7 8AD







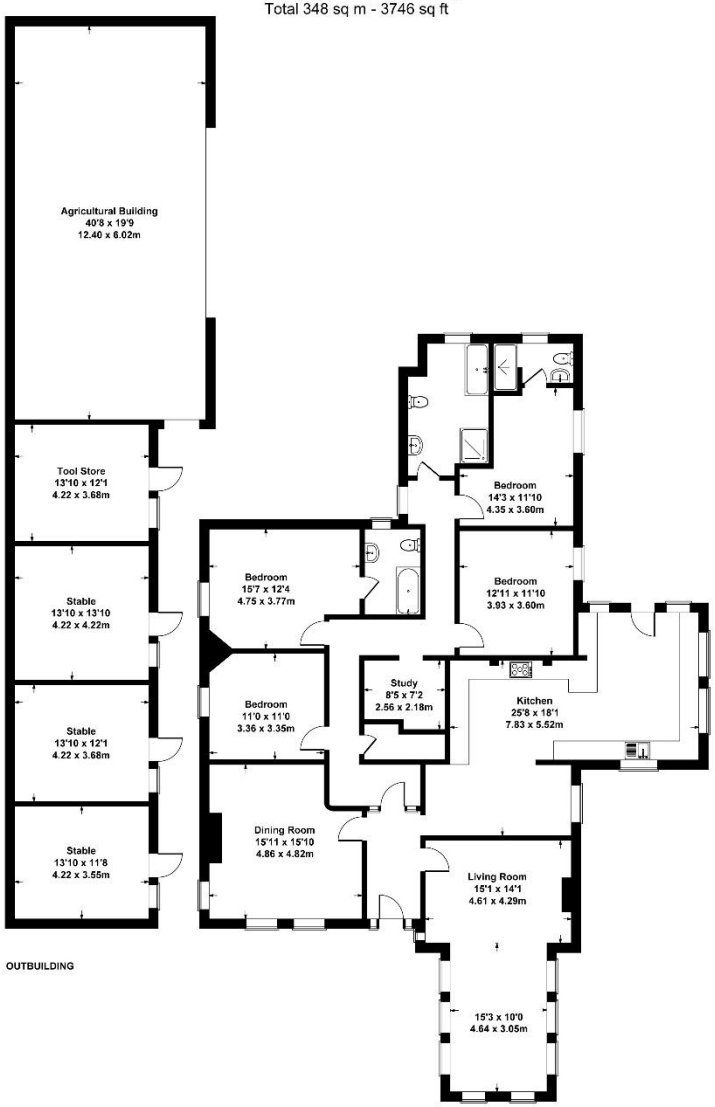






Rousden Farm, North Cowton, DL7 0HL

Approximate gross internal area
House 207 sq m - 2228 sq ft
Outbuilding 141 sq m - 1518 sq ft
Total 348 sq m - 3746 sq ft

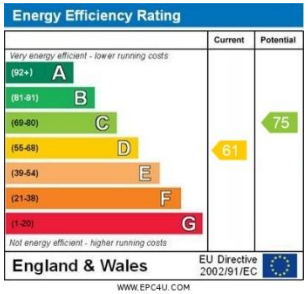


OUTBUILDING

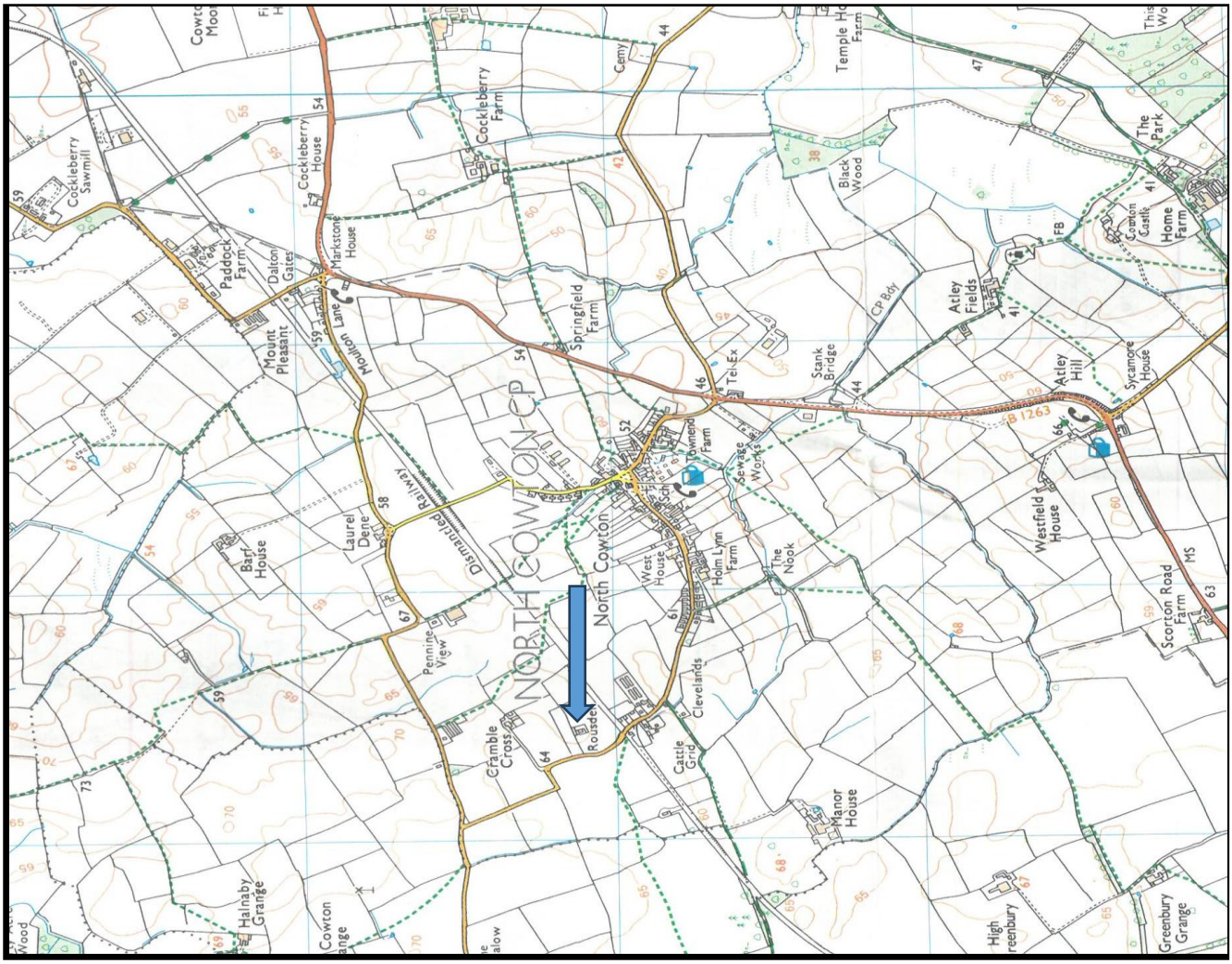
SKETCH PLAN FOR ILLUSTRATIVE PURPOSES ONLY

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



WWW.EPC4U.COM



RobinJessop

Rousden Farm, North Cowton

Land App



Produced on Land App, Apr 9, 2026.
© Crown copyright and database rights 2026 (Ordnance Survey licence number 100059532)

Plan for Identification Purposes Only

50 m
Scale 1:1763 (at A4)

N

RICS
OFT Approved code
The Property Ombudsman SALES









4 North End, Bedale, North Yorkshire, DL8 1AB
Tel: 01677 425950 E info@robinjessop.co.uk

Marwood House, Railway Street, Leyburn, North Yorkshire, DL8 5AY
Tel: 01969 622800 E info@robinjessop.co.uk

www.robinjessop.co.uk

RobinJessop