



**DALTON CROSSING**  
Dalton Gates, North Cowton





# DALTON CROSSING

DALTON GATES, NORTH COWTON, DL7 0JS

DALTON CROSSING IS A WONDERFUL CHARACTER COTTAGE WITH FOUR BEDROOMS, A SUPERB, EXTENDED GROUND FLOOR RECEPTION SPACE AND A MODERN FAMILY KITCHEN AND BREAKFAST ROOM. EXTERNALLY, THERE IS A GARAGE, LARGE OUTBUILDING, STABLES AND A Paddock. IN ALL, APPROXIMATELY 1.5 ACRES.

## Accommodation

Entrance Hall • Large, Modern Family Kitchen and Breakfast Room with Lantern Roof • Living Room with Central Fireplace and Doors to Patio Gardens  
Open-Plan Dining Room • Four Bedrooms • Spacious Family Bathroom

## Externally

Large Driveway with Garage • Private Patio and Entertaining Area  
Wraparound Gardens • Paddock and Stables • Substantial Barn/Outbuilding  
Second Large Driveway with Turning Area, Suitable for Large Vehicles



**GSC GRAYS**

PROPERTY • ESTATES • LAND

5 & 6 Bailey Court, Colburn Business Park,  
Richmond, North Yorkshire, DL9 4QL

Tel: 01748 829217

[www.gscgrays.co.uk](http://www.gscgrays.co.uk)

[richmond@gscgrays.co.uk](mailto:richmond@gscgrays.co.uk)



### Situation and Amenities

North Cowton village is surrounded by open farmland and is thought to date back to the medieval period. The Village Hall provides a venue for local groups such as the Women's Institute, Community Choir and keep-fit classes. It is also used by the school for concerts, religious services and after-school clubs.

North Cowton also benefits from a sport club with football, tennis and play-area. Furthermore, the parish contains a thriving and popular primary school that serves both North & South Cowton whilst the surrounding area is well served by excellent public houses and restaurants.

Darlington 7 miles, Northallerton 11.5 miles, Richmond 11 miles, Teesside Airport 12.3 miles (all distances are approximate). Darlington, Northallerton, Middlesbrough and York East Coast Mainline railway stations are nearby and provide a regular fast service to London Kings Cross.

### Dalton Gates

Situated in the popular village of North Cowton, with excellent access to Northallerton, Darlington Richmond and Teesside, this character cottage has been maintained and upgraded by the current owners to a high standard throughout. The property offers an exquisite mix of character and modern fixtures and fittings and has been extended to provide contemporary open-plan living and dining with a central, twin-sided fireplace and a wonderful, large, modern kitchen breakfast room with lantern roof.

Externally, there is plenty of parking and a garage whilst the patio and wraparound gardens offer excellent entertaining space and room to sit and enjoy countryside views.

Those with an equine interest will love the paddock and stables along with the large, multi-purpose barn which is perfect for storage and has room for vehicles should this be required.





### Accommodation

The entrance hall has a cloak storage area, double doors through to the dining area, further doors to the kitchen and breakfast room and stairs to the first floor.

The stylish kitchen and breakfast room features a lantern roof, modern curved units and high-quality fixtures and fittings. There is plenty of space for dining along with a breakfast bar, ideal for socialising with friends and family.

The living room is a large, spacious area with windows and doors out to the rear and windows to the side. A twin-sided stove with brick chimney is the central feature of the room, which is shared with the dining room to the other side. This relaxed, generously-proportioned area would suit a wide variety of furniture layouts and is a wonderful space for entertaining guests.

To the first floor, there are four bedrooms and the large family bathroom. The master bedroom suite is a well-lit room with roof lighting, a window to the rear and a vaulted ceiling with storage and central ceiling beam.

### Externally

The property is approached via a driveway offering parking and leading up to the garage. There are private gardens to the front of the property whilst, to the rear, there is a large patio adjoining farmland, from which to sit and enjoy the peace and tranquillity.

On the opposite side of the road, a five bar gate opens up to a good-sized parking area suitable for large vehicles and with plenty of turning space. There is a large barn, stables and paddock in this area, which totals around 1.4 acres. Tall double doors and a courtesy door give access to the substantial barn which could house vehicles or simply be used as storage or workshop - the options are endless.

Behind the barn and neatly hidden from view are two sets of timber stables with hardstanding to the front. These comprise three stables, two of which are large (15ft x 15ft) and one pony stable (10ft x 10ft), along with a tack room, all immaculately maintained by the current owners.



The paddock is split into four smaller paddocks and is well fenced with a water supply, electricity and floodlighting. At the far end of the paddock sits an old Nissen hut and a railway goods carriage, to do with as you see fit.

#### Agent's Note

We understand that the current owners rent an additional parcel of land and, whilst further access to this cannot be guaranteed, it is worth discussing further if this would be desired.

#### Owner's Insight

Our owners enjoy the accessibility to the local towns of Darlington, Northallerton and Richmond with their array of shops, restaurants and bars. The owners enjoy equestrian pursuits and spend time utilising the nearby large equestrian centres at Richmond and Northallerton, as well as local gallops and cross country courses. Hacking and bridleways from the doorstep. Arena hire is available within a ten minute drive or short hack.

#### Tenure

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

#### Viewings

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

Location via what3words is [///dignify.before.miracles](https://www.what3words.com/#!/dignify.before.miracles)

#### Local Authority

North Yorkshire Council. Council tax band E.

#### Services

Mains electricity, oil-fired heating to radiators, mains water and drainage.

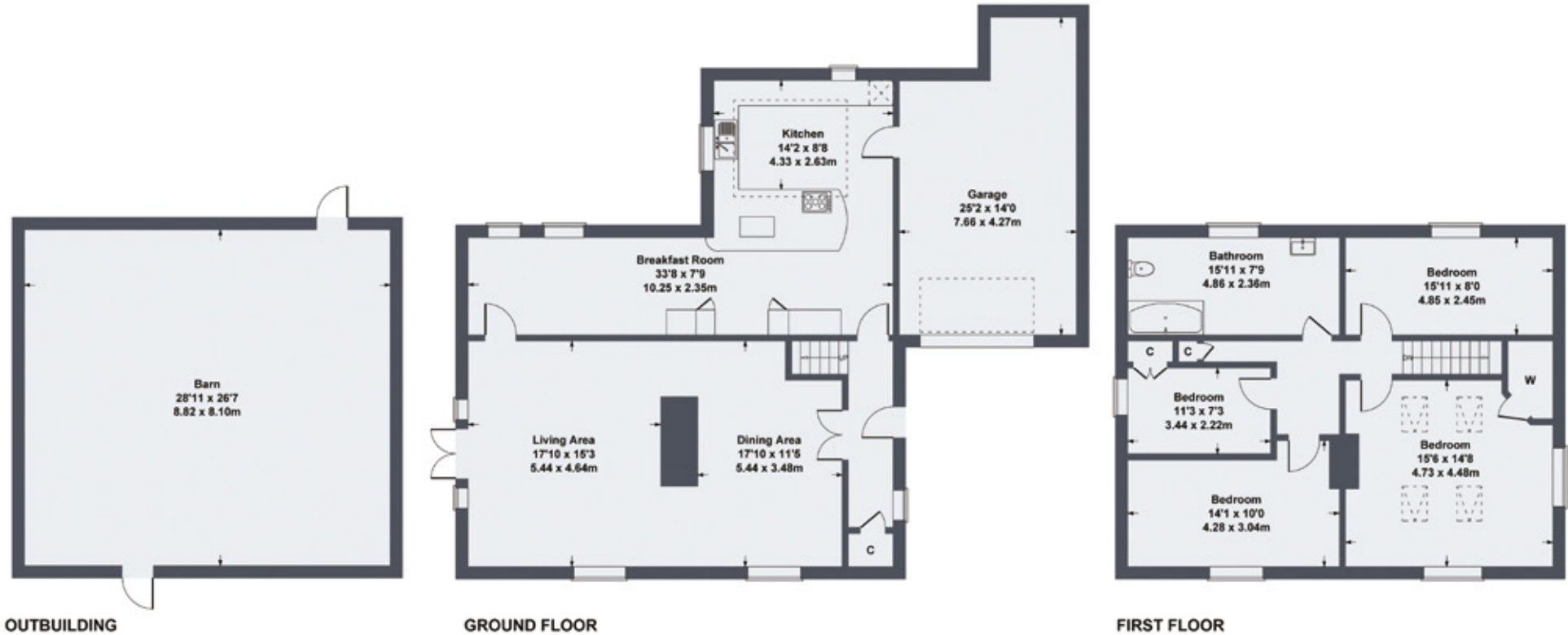
#### Wayleaves and Covenants

Dalton Crossing 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.





# Dalton Crossing, Dalton Gates North Cowton, Northallerton, DL7 0JS



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. 2025

Energy Efficiency Rating	
Current	Potential
Very energy efficient - lower running costs	
(92 plus) <b>A</b>	
(81-91) <b>B</b>	
(69-80) <b>C</b>	<b>76</b>
(55-68) <b>D</b>	
(39-54) <b>E</b>	
(21-38) <b>F</b>	<b>43</b>
(1-20) <b>G</b>	
Not energy efficient - higher running costs	

### 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 our presentation or warranty. This should not be relied upon as statements of facts and anyone interested must satisfy themselves as to their correctness by inspection or otherwise.
3. Neither GSC Grays nor the vendors accept responsibility for any error that these particulars may contain however caused.
4. 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.
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 property.

Particulars written: February 2025

Photographs taken: February 2025