



The Grange, Little Crakehall
Bedale, North Yorkshire

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The Grange Little Crakehall Bedale DL8 1JH

A handsome period farmhouse with beautiful gardens, outbuildings and paddock, set in a highly desirable setting backing onto rolling countryside, close to Bedale.

Bedale 2.5 miles, A1(M) (Jct 51) 3.9 miles,
Richmond town centre 9.6 miles, Leeds Bradford
Airport 40 miles, Teeside Airport 28 miles,
Leeds/Bradford Airport 44 miles

Reception hall | Drawing room | Office | Study
Dining room | Kitchen | Pantry | Utility/boot
room | Cloakroom | Principal bedroom with en
suite shower room | 4 Further bedrooms | 2
Bathrooms | Cellar | Barn | Pig sties/outbuildings
Gardens | Approx. 1 acre | EPC rating E

The property

The Grange is an impressive country house of classical proportions dating back to the 18th century which offers attractive accommodation and a wealth of period character, including large sash windows and impressive original fireplaces, arranged over two light-filled floors. The two main reception rooms are the drawing room and the dining room, both of which are similarly proportioned, with dual aspects welcoming plenty of natural light and attractive open fireplaces. The ground floor also has a useful private study, with log burner and a home office, plus a well-proportioned kitchen with a walk-in pantry, farmhouse-style units, a central island and an electric Aga. The utility and boot room provides further space for storage and appliances, while there is also a substantial cellar with stone flagged flooring for home storage.

Stairs rise from the inner hall to the first floor, with a splendid feature arch window, giving

access to five well-presented bedrooms, including the principal bedroom with its built-in storage and en suite shower room. Two further bedrooms have built-in storage, while the first floor also has two bathrooms, one of which has a separate shower unit.

Outside

The property is positioned along a quiet country lane. To the rear of the property is a gravel parking area with space for several vehicles and gated access to a driveway which leads to the front of the property and an extensive area of hardstanding, with a storage shed.

The courtyard is ideal for al fresco dining, while the garden at the front of the property includes lawns, paved pathways and terracing and borders of established shrubs, trees and hedgerows. A stone ha-ha offers uninterrupted views across the surrounding countryside.

The property also benefits from a railed paddock of approximately one acre to the side of the property.

Location

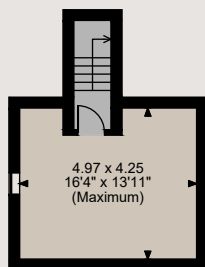
The village of Crakehall lies in a picturesque setting, surrounded by beautiful North Yorkshire countryside and within easy reach of the Yorkshire Dales National Park. The village has a local pub, a parish church, a village hall and a primary school, while everyday amenities are easily accessible in the market town of Bedale. Bedale's facilities include a selection of shops, pubs and restaurants, a leisure centre and both primary and secondary schooling, with the independent Aysgarth School also in the area.

The A1(M) is just four miles away, providing access towards Leeds and York to the south and Middlesbrough, Sunderland and Newcastle to the north.

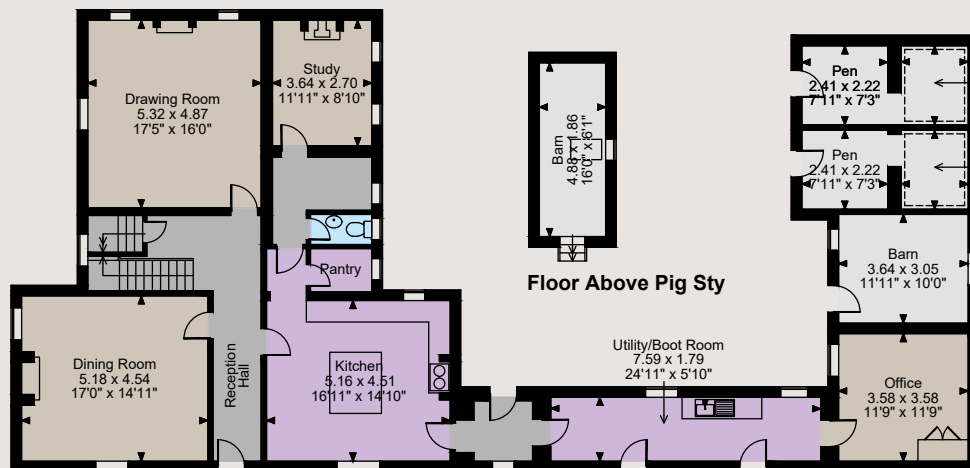




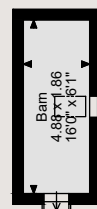
Main House internal area 3063 sq ft (285 sq m)
 Outside Pen internal area 119 sq ft (11 sq m)
 Barns internal area 218 sq ft (20 sq m)
 Cellar internal area 260 sq ft (24 sq m)



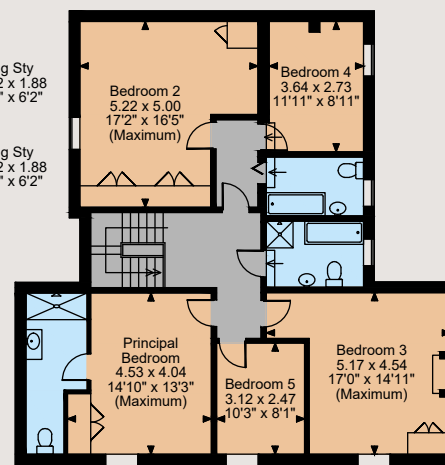
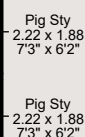
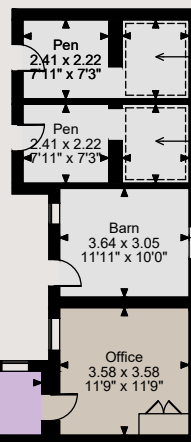
Cellar



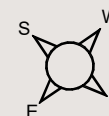
Ground Floor



Floor Above Pig Sty



First Floor



Directions

From Harrogate, head to the A1(M) and take the northbound carriageway before leaving at junction 51, then taking the first exit at the roundabout onto the A684. After 1.5 miles, at the roundabout, take the second exit to stay on the A684, then after 2 miles, after passing through the centre of Crakehall, take the entrance on the right. You will arrive at the property after 0.3 miles.

General

Local Authority: North Yorkshire Council
Services: Mains electricity and water. Private drainage which we believe is compliant to the current standards. Oil-fired central heating.
Council Tax: Band G
Tenure: Freehold
Guide Price: £999,000

Harrogate

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Over 50 offices across England and Scotland, including Prime Central London

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