



The Old Granary, Little Crakehall,  
Bedale, North Yorkshire

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BNP PARIBAS GROUP



# The Old Granary Little Crakehall Bedale, North Yorkshire DL8 1JH

A substantial six-bedroom family home including a one-bedroom annexe and leisure suite, privately set in approx. 2.5 acres, and benefitting from beautiful open countryside views, within striking distance of Bedale.

0.5 mile Crakehall, 2.4 miles Bedale, 3.7 miles A1(M), 8.3 miles Leyburn, 9.25 miles Northallerton (Mainline Station), Teeside Airport 28 miles, Leeds/Bradford Airport 44 miles

**Main House:** Breakfast kitchen | Dining room | Drawing room | Games room/ bedroom 5 | Study / dressing room | Conservatory/gym | Garden room | Utility room | Shower room/ sauna | Indoor pool | Plant/storeroom | Principal bedroom with dressing room and en suite bathroom | 3 Further double bedrooms | Family bathroom | Triple garage | Gardens and terrace | Hot tub | Tennis court | Fishing pond | Approx. 2.5 acres | EPC Rating D

**Annexe** – Kitchen | Sitting room | Double bedroom | Shower room

## The property

The Old Granary dates back in parts to the late 19th century, initially converted in 1995 and more recently upgraded and remodelled by the current owners to create a beautiful light-filled property which enjoys an up-to-date contemporary feel, whilst retaining many original features, such as exposed beams and stonework. The total internal space offers 6,468 sq. ft of accommodation. The living space is immaculately presented and designed to offer a mix of formal and relaxed living spaces for both everyday use and for special occasions on a grand scale.

The heart of the home is the large breakfast/

kitchen which boasts a wide range of wall and floor units along with a large central island and beautiful coordinating marble work surfaces. The quality integrated appliances include a wine fridge, a Britannia range cooker, Fisher and Paykel convection oven and 2-drawer dishwasher, fridge freezer and a combi microwave oven with warming drawer.

The kitchen leads to the spectacular formal dining hall with exposed stone walls and stone flagged flooring. Accessed from the dining hall are two conservatories, one used by the current owners as a gym and the second as a garden room which gives access to the large central sun and entertaining terrace. The dual aspect drawing room features a large stone fireplace with log burning stove and oak flooring and is flooded with natural light from the two arched windows and gives access to a game's room/ bedroom 5 and study/ dressing area. The study/ dressing area could also be updated to an en suite subject to the necessary planning to create a further guest suite. Completing the ground floor is a useful utility room which leads to the leisure suite, a fabulous area to exercise or relax in the lounge or sauna or to enjoy the 46 ft. indoor heated pool.

Adjacent to the pool is a self-contained annexe with independent access which comprises an open plan living room/kitchen, large bedroom, and fully tiled wet room with a large walk-in shower. The first-floor accommodation comprises a newly renovated principal bedroom suite with a fitted dressing room and fully tiled en suite bathroom, with a free-standing bath, 'his and her' sinks, low level WC and separate walk-in shower.

The galleried landing features oak floors and exposed character beams and leads to three further well-proportioned bedrooms, one featuring a Juliet balcony and all of which enjoy the fabulous countryside views. The family bathroom which has been recently renovated completes the first floor and offers a free-standing bath, a low-level WC, and a large walk-in shower.







The property benefits from planning permission for;

1: Provision of two log cabin holiday units (single storey) – Application No. 21/01530/FUL

2: Construction of a two-storey extension to create further living accommodation – Application No. 18/00425/FUL

### Location

Situated along a quiet country lane, close to the village of Crakehall which offers a range of everyday amenities including a church, petrol station, primary school and public house. The property is also within striking distance of a range of excellent state and independent schools. A wider range of amenities along with a range of independent shops, tea rooms, cafes and a golf course can be found in the nearby market towns of Bedale or Leyburn. The village is ideally situated to enjoy the miles of bridleways and countryside walks in the Yorkshire Dales National Park and offers easy access to the North York Moors.

### Outside

Approached via a gated gravel driveway which leads to a parking area for numerous vehicles, and a triple garage with electric doors. The property enjoys spectacular views over open countryside and boasts extensive gardens, laid mainly to lawn interspersed with mature trees and shrub borders. The central decked entertainment area is ideal for al fresco dining and entertaining, along with a further secluded raised terrace with an outdoor hot tub and jacuzzi. An all-weather tennis court and fishing pond completes the grounds.













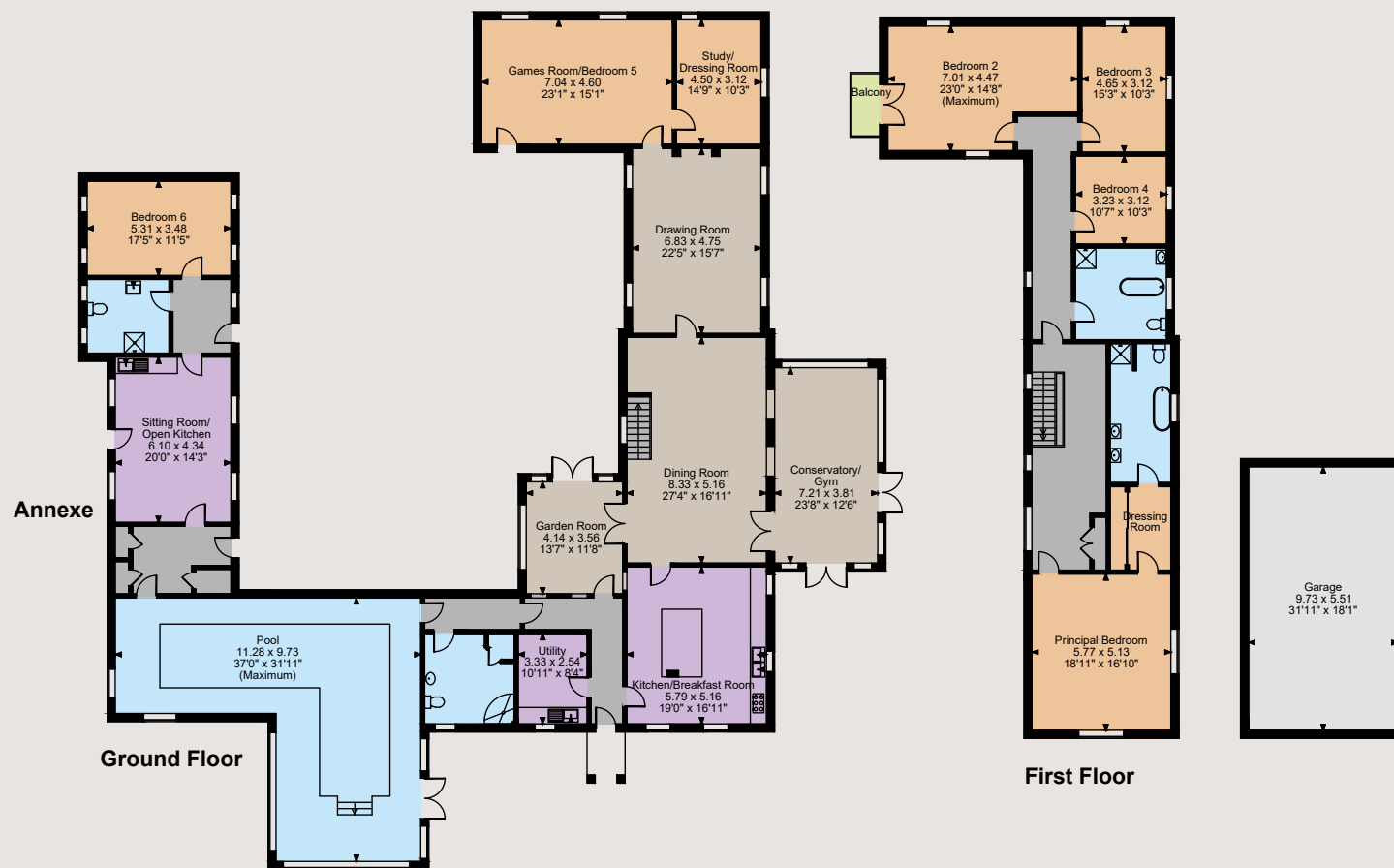
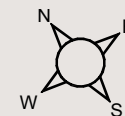








The Old Granary, Little Crakehell, Bedale  
Main House Internal area including Annexe & Pool 5,891 sq ft (547 sq m)  
Garage internal area 577 sq ft (54 sq m)  
Total internal area 6,468 sq ft (601 sq m)



The position & size of doors, windows, appliances and other features are approximate only.

## Directions

Please follow the directions below, as the postcode using a sat nav will **not** direct you to the property.

Entering the village of Crakehall with the garage on your left, follow this road for approx. 100 yds around a sharp left then right-hand bend over a stone bridge. Immediately after the bridge turn right again towards Howforth. Continue on this road for approx. 0.5 mile and pass Burtree Fisheries on the right. After a further 400 yds, turn left at the metal gates down a track. The Old Granary can be found after a short drive on the left-hand side.

## General

**Local Authority:** Hambleton District Council  
**Services:** Mains water and electricity. Oil central heating and private drainage. We understand that the private drainage at this property may not comply with the relevant regulations. Further information is being sought.

**Council Tax:** Band H

**Tenure:** Freehold

**Guide price:** £1,250,000

**Planning:** Prospective purchasers are advised that they should make their own enquiries of the local planning authority.

## Harrogate

9 Westgate House, Albert Street, Harrogate HG1 1JX

**01423 561274**

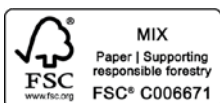
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