

Crimple Grange

Shawfield Head, Beckwithshaw



An exceptional country residence set within breathtaking open countryside that enjoys far-reaching panoramic views.

This charming stone-built farmhouse offers an idyllic rural lifestyle, approached via a private driveway leading to a generous courtyard with ample parking. The property retains immense character, with traditional stone elevations, mullioned windows and climbing ivy. Surrounded by extensive gardens and paddocks, Crimble Grange is ideal for those seeking equestrian or smallholding opportunities.



7/8 RECEPTION ROOMS



3/4 BEDROOMS



3 BATHROOMS



GARAGE, STABLES, STORES



APPROX 6.71 ACRES



FREEHOLD



RURAL



TOTAL 6,957 SQ FT (646 SQ M)



OFFERS OVER £1,800,000



The property

Situated in a truly enviable setting, this delightful home combines rural tranquillity with practical accessibility, presenting a rare opportunity to acquire a substantial character property in an outstanding location. The accommodation is generously proportioned and thoughtfully arranged, perfectly suited to family life while maintaining a warm and welcoming atmosphere.

The inviting entrance hall opens onto a series of light-filled, ground-floor reception rooms. These include the elegant, 26ft sitting room with its L-shaped layout, south-facing French doors and striking open fireplace, it offers a refined setting for both formal entertaining and relaxed living. A practical study which would serve superbly as a home office. A charming and characterful snug with dual-aspect windows allow natural light to flood the space while offering delightful views over the gardens and surrounding grounds. The exposed timber ceiling beams create an immediate sense of rustic appeal, complemented by a striking stone fireplace with inset

wood-burning stove forming an attractive focal point. The impressive octagonal garden room is flooded with natural light and offers a seamless connection between indoors and out. Full-height windows and doors frame the panoramic views of the landscaped gardens to create an airy, tranquil atmosphere throughout the day with a calming palette further enhancing the room's sense of serenity and comfort.

Back across the hall is the formal dining room with ample space for a good-sized table and chairs it, provides the perfect space to host dinner parties or to enjoy family meals. The heart of the home is the delightful country style dining kitchen with a splendid galleried landing above. It showcases a wealth of exposed timber beams, flagstone flooring and traditional stone detailing, creating a warm and characterful setting. There are fitted units in white providing plenty of storage, a butler sink and an oil-fired Aga, as well as space for a dining table for a more informal setting.



Adjoining the kitchen is a walk-in pantry, a useful boot room and utility room each providing additional storage and space for appliances. Completing the ground floor accommodation is the conservatory, this superb multi-functional space effortlessly combines elegance, comfort and versatility.

A turned staircase leads down to a generous wine cellar and up to the first floor, where there is a flexible layout and three good sized double bedrooms. These include the principal suite alongside a walk-through dressing room with fitted wardrobes and en suite bathroom with sunken bath. A second bedroom with a dressing room and en suite bathroom, which has a bathtub and a separate shower enclosure. A third bedroom benefits from built-in wardrobes and concluding this section of the first floor is the family bathroom also with bathtub and separate shower enclosure.

A secondary staircase leads from the utility room to another first-floor area currently with an office space and games room. Amidst the original timber eaves, overlooking the kitchen from the galleried landing, this delightful reception room perfectly captures the character of the property and timeless countryside appeal. The galleried landing has been built in a way that a floor could be put in if desired to create a substantial guest suite.







Outside

Mature trees and established hedgerows neatly define boundaries and create a wonderful sense of privacy while maximising the spectacular countryside outlook. A private driveway curves round the back garden and leads to a block-paved courtyard with plenty of parking space and access to the garage and stable blocks. There are a number of outbuildings that provide excellent versatility and offers potential for workshop space, storage or further development subject to the necessary consents. A second guest entrance brings you to the front of the property to an area of gravelled parking with a central bed filled with various shrubs, hedgerows and flowering perennials. The garden beyond is a well-maintained lawn with clipped hedging and several mature specimen trees.

The grounds to the north and east of the house include a large open field ideal for grazing livestock, as well as an all-weather menage and paddock for equestrian activities.

There is additional land of approx. 2.83 acres available by separate negotiation.

Location

The property is located in a rural position three miles southwest of the popular and historic town of Harrogate. Local amenities can be found in the villages of Burn Bridge and Pannal, while Harrogate offers a wealth of fine Georgian and Victorian architecture and excellent shopping, leisure and cultural facilities, plus a number of supermarkets. The town also provides a choice of superb schools – both state and independent.

The area is well connected by road, with the A1(M) 13 miles from the property, offering easy access to the north and south, while Harrogate mainline station offers direct services to London Kings Cross in three hours.

The property is situated close to the beautiful RHS Harlow Carr gardens, while golf is available at Pannal Golf Club. The stunning countryside of the Nidderdale Area of Outstanding Natural Beauty, with its many walking, cycling and riding routes, is also within easy reach.



Distances

- Burn Bridge 4.2 miles
- Pannal 4.3 miles
- Harrogate 4.4 miles
- Knaresborough 9.7 miles

Key Locations

- Royal Pump Room Museum
- Bettys Café Tea Rooms
- Valley Gardens
- Mercer Art Gallery
- Harrogate Turkish Baths
- Ripley Castle
- Knaresborough Castle & Museum
- Mother Shipton's Cave
- Fountains Abbey & Studley Royal Water Garden

Nearby Schools

- Rossett Acre Primary School
- Rossett School
- Ashville College
- Brackenfield
- Harrogate Ladies' College
- Harrogate Grammar School
- Oatlands Infant School
- Oatlands Community Junior School
- Pannal Primary School
- St Peter's CofE Primary School
- Western Primary School
- St Aidan's CofE High School

Nearby Stations

- Pannal
- Harrogate
- Hornbeam Park







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

Main House internal area 4,723 sq ft (439 sq m)
 Garage internal area 155 sq ft (14 sq m)
 Outbuildings internal area 2,079 sq ft (193 sq m)
 Total internal area 6,957 sq ft (646 sq m)
 For identification purposes only.

Directions

HG3 1QU

what3words: ///gullible.knee.gobblers

General

Local Authority: North Yorkshire County Council

Services: Mains electricity and water. Private drainage which we believe to be compliant. We advise potential purchasers to make their own enquiries.

Mobile and Broadband checker: Information can be found here <https://checker.ofcom.org.uk/en-gb/>

Council Tax: Band G

EPC Rating: E

Wayleaves and easements: The property is sold subject to any wayleaves or easements, whether mentioned in these particulars or not.

Harrogate

9 Westgate House, Albert Street, Harrogate HG1 1JX

01423 561274

harrogate@struttandparker.com
 struttandparker.com



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