



CROSSLEY GATE

LITTLE FRYUP, NORTH YORK MOORS NATIONAL PARK, YO21 2NR

Cundalls



CROSSLEY GATE FARM

FRYUPDALE

WHITBY

NORTH YORK MOORS NATIONAL PARK, YO21 2NR

Whitby 14 miles, Guisborough 13 miles, York 44 miles, Middlesbrough 22 miles (All distances approximates)

An idyllic residential smallholding and lifestyle property set in just over 8 acres, comprising a substantial, light and airy, stone farmhouse, range of outbuildings with potential and beautifully landscaped gardens.

Grazing land arranged as four paddocks.

- Stone-built farmhouse providing four/five-bedroom accommodation, amounting to over 3,300 square feet in total.
- Entrance Hall – Farmhouse kitchen – Boot room/utility with pantry – Cloakroom – Dining Room – Sitting Room – Rear Hall – WC – Study/Ground Floor Bedroom Five.
- Master bedroom with dressing area and en-suite bathroom – three further double bedrooms; two with en-suites – main house bathroom
- **Garden & Grounds:** Beautifully landscaped gardens surround the property to all sides, amounting to 0.8 of an acre. Small orchard with a range of soft-fruit bushes and trees.
- **Buildings:** Range of traditional buildings, providing a large workshop, two outbuildings and cart house with redevelopment potential.
- **Land:** Over 7 acres of grazing land. Ideally suited for equestrian or smallholding interests or potentially utilising the beautiful location and land for a commercial venture such as glamping or leisure uses (subject to all necessary planning consents).

GUIDE PRICE £795,000

DESCRIPTION / BACKGROUND

A beautifully situated residential smallholding and lifestyle property, occupying a private and secluded south facing position with an outstanding view straight across Fryupdale and towards Danby Beacon to the west. Set in land and grounds of 8.13 acres, the property is ideal for a family country home and was previously run as a successful Bed & Breakfast business, and also suitable for those with equestrian or smallholding interests.

Dating back to 1802, Crossley Gate Farm has been in the same hands for over 40 years, during which time the owners completely transformed what was a comparatively modest, traditional stone farmhouse into a substantial family home. The original farmhouse forms the central portion of the property with two wings extending off to either side forming the more modern extensions. Carefully restored and improved with flair and imagination, the result is a characterful family home, with an open flow of accommodation and an especially versatile layout which makes the most of the house's outstanding position.

In total the accommodation amounts to 3,397 square feet in total, which briefly comprises the following. Boot and utility room with pantry and cloakroom, a dual aspect farmhouse kitchen, central entrance hallway with dining room to the rear and a large dual aspect living room with multi fuel stove and the rear hallway with cloakroom and study. On the first floor is a large galleried landing with a master bedroom suite with dressing room and en-suite bathroom, there are three further double bedrooms, two with en-suite bath or shower rooms and the main house bathroom.

Crossley Gate is situated within approximately 8.1 acres of garden and land. What began as bare field has been cultivated to create a garden which is rich in colour and interest. A broad stone flagged terrace runs to the rear of the property, offering a lovely vantage point to take in the grounds. Beyond is a lawned garden, interspersed with mature herbaceous borders, trees and a natural reed fringed wildlife pond. A small orchard of apple, pear and plum trees stands within the garden. The land runs to the southern boundary and comprises four grazing paddocks. A water supply is available for horse and livestock. Adjoining the house are an attractive range of traditional buildings, currently used as storage, a workshop and garaging for a ride-on mower. They offer potential for residential redevelopment, subject to all necessary planning consents and permissions.

LOCATION

Crossley Gate is situated within the North York Moors National Park, renowned for spectacular scenery and a wide range of outdoor pursuits with miles of bridleways and cycle paths on the doorstep. Little Fryup lies only 2.5 miles from the village of Ainthorpe and Danby where there is GP surgery, shop and primary school. The popular seaside town of Whitby is 12 miles away and a fascinating mix of eclectic shops and high-quality restaurants. It is at the centre of the Heritage Coast and surrounded by the glorious scenery of the North York Moors National Park. Crossley Gate is a stone's throw from the historic Danby Castle, North York Moors Visitor's Centre and popular cycle hub who take advantage of the superb cycling landscape, along with ramblers and keen equestrians. The area has featured in many television dramas and documentaries, including Heartbeat and Dracula.

It is an easy commute to Guisborough and Middlesbrough, and the City of York is around 30 miles distant and provides a further large range of services and amenities including a mainline train station providing links to London and Edinburgh.



ACCOMMODATION

ENTRANCE HALLWAY

Window to the front. Door out to the front. Wall light point. Arched recess with shelving. Beam. Return stairs to the first floor. French doors to the Dining room. Portrait panelled walls to part. Fuse box.

DINING ROOM

5.70 m (18'8" x 4.40 m (14'5")

A bright double aspect room, adjacent to the family kitchen, with windows to the rear and glazed door out onto the south facing strong paved terrace. Polished floorboards. Carved wood fireplace housing an open fire. Television point. Beamed ceiling.



LIVING ROOM

6.72 m (22'1") x 5.10 m (16'9")

Dressed stone fireplace housing the multi fuel stove. Double aspect with windows to the front and rear. Radiator set behind fretted covers. Television point. Wall lights. Beamed ceiling. Shelving including original salt cupboards. Recesses with shelving. Picture and wall lights,

REAR HALL

Door out to the front. Polished floorboards. Beamed ceiling. Window to the front. Radiator.



CLOAKROOM

2.00 m (6'7") x 0.80 m (2'7")

Low flush WC. Wash hand basin set into a vanity with tiled top. Window to the side. Polished floorboards.

STUDY/BEDROOM FIVE

3.00 m (9'10") x 2.50 m (8'2")

Window to the side. Half glazed door opening out onto the south facing terrace to the rear. Polished floorboards. Radiator set behind a fretted cover. Dado rail.

FARMHOUSE KITCHEN

5.60 m (18'4") x 4.45 m (14'7")

Dual aspect room with windows to the front and side. Range of fitted kitchen cabinets with butcher block style worktops incorporating a one and a half bowl stainless steel sink unit. Tiled recess with oak lintel, housing the oil-fired AGA, which also provides hot water as part of a supplementary system to the conventional boiler. Tiled work tops. Integrated electric double oven. Four ring hob with extractor overhead. Dishwasher point. Beamed ceiling. Quarry tiled floor.



BOOT ROOM

6.00 m (19'8") x 4.00 m (13'1")

Stable door with inset glazed pane. Quarry tiled floor. Base unit with marble tops incorporating a Belfast sink. Floor standing oil-fired central heating boiler. Window to the front. Velux roof light. Automatic washing machine point. Glazed door out to the rear and internal access to the adjoining outbuildings. Large, walk in pantry and separate Cloakroom.



FIRST FLOOR

GALLERIED LANDING

Pair of windows to the front. Portrait panelled walls to part. Fitted linen cupboard. Radiator concealed behind a fretted cover. Exposed beam.

MASTER BEDROOM

6.80 m (22'4") x 5.16 m (16'11")

A triple aspect room with casement windows to the front, side and rear. Exposed polished floorboards. Radiator concealed behind a fretted cover. Recessed cupboard with fitted shelving. Wall lights. Dressing room area.



EN-SUITE BATHROOM

3.00 m (9'10") x 2.20 m (7'3")

Windows to the rear and side. Bath with tiled surround. Walk in shower cubicle with a tiled surround. Low flush WC. Pedestal wash hand basin. Polished floorboards. Recessed ceiling lights. Column radiator with heated towel rail.

BEDROOM TWO

3.60 m (11'10") x 3.16 m (10'4")

Casement window to the rear. Radiator set behind concealed cover. Feature recess with shelving. Beams. Recessed ceiling lights. Ladder stairs to a mezzanine level, providing an additional sleeping platform/study area.



BEDROOM THREE

4.00 m (13'1") x 3.23 m (10'7")

Dual aspect with windows to the rear and side. Dado rail. Polished floorboards. Radiator concealed behind a fretted cover. Fitted storage cupboard. Fitted wardrobe.



EN-SUITE BATHROOM

2.17 m (7'1") x 1.77 m (5'10")

Bath with a tiled surround. Low flush WC. Pedestal wash hand basin. Casement window to the rear. Radiator concealed behind a fretted cover. Polished floorboards.

BEDROOM FOUR

4.00 m (13'1") x 3.33 m (10'11")

Window to the side. Dado rail. Polished floorboards. Radiator concealed behind a fretted cover. Fitted storage cupboard. Large, fitted airing cupboard.



EN-SUITE SHOWER ROOM

1.90 m (6'3") x 1.37 m (4'6")

Fully tiled walk-in shower cubicle. Low flush WC. Pedestal wash hand basin. Casement window to the side. Radiator concealed behind a fretted cover. Polished floorboards.

MAIN BATHROOM

3.00 m (9'10") x 1.88 m (6'2")

Bath with a tiled surround. Low flush WC. Pedestal wash hand basin. Casement window to the front. Electric light and shaver point. Radiator.

GARDEN & GROUNDS

Crossley Gate Farm’s landscaping provides privacy from the road and has a lengthy private driveway, flanked by carefully landscaped grounds, planted up with a range of flowering shrubs and plantings. Great thought went into reclaiming the garden from moorland, planting a space with year around colour and interest. The driveway leads down to two separate parking areas incorporating a turning circle and parking for numerous vehicles. There is a hen house within the front garden area. Please note this area (1.5 acres in all), is held as Court Leet land with an annual charge of £22.

The garden wraps around the property to all sides, with the rear facing south and having a wonderfully open aspect, taking in far reaching views. Well stocked with mature trees, a small orchard, and a picturesque, formal lily pond. To the corner is a natural wildlife pond with a Monet-style bridge.



BUILDINGS

Adjoining the house is a wing of traditional stone and tile buildings. Currently arranged as two stores, a workshop and undercroft cart house. They provide useful storage, but could offer redevelopment potential if required, subject to all necessary consents and permissions.

LAND

In all the land amounts to 7.35 acres of the overall 8.13 acres in which Crossley Gate Farm stands in.

The land comprises a south facing block of gently sloping grazing land, bordered by a mixture of dry-stone walls, fencing and mature hedgerows. The fields are stock-fenced and there is water to one of the paddocks.

Ideal for those buyers with equestrian or smallholding interests.



GENERAL INFORMATION - REMARKS & STIPULATIONS

EASEMENTS, RIGHTS OF WAY & WAYLEAVES

The property is sold subject to and with the benefits of all existing rights of way, water, light, drainage and other easements attaching to the property whether mentioned in these particulars or not.

BOUNDARIES

The vendors will only sell such interest as they have in the boundary fences and hedges etc. All boundaries and areas are subject to verification with the title deeds.

SPORTING, TIMBER & MINERAL RIGHTS

Sporting, mineral and timber rights are in hand and included in the sale.

METHOD OF SALE

The property is being offered for sale by private Informal Tender as a whole. For those with queries please contact, Judith Simpson on 01751 472 766. Email: judith.simpson@cundalls.co.uk

GENERAL INFORMATION

Services:	Mains electric. Septic tank drainage to a klargest. Private spring fed water supply. Heating is via an oil-fired central heating.
Council Tax:	Band E
Planning:	North York Moors National Park planning Tel: 01439 772 700
Tenure:	The property is Freehold, and vacant possession will be given upon completion.
Viewing:	Strictly by appointment with the agent's office in Malton, 01653 697 820 or Pickering: 01751 472 766.
Postcode:	YO21 2NR
EPC:	Current F/27 Potential B/87
Court Leet:	Please note that the driveway in and the garden to the immediate front of the property is held as Court Leet land at an annual cost of £22.pa. (1.5 acres)

All measurements are approximate. The services as described have not been tested and cannot be guaranteed. Charges may be payable for service re-connection. The property is bought as seen. These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.

MONEY LAUNDERING REGULATIONS 2003 intending purchasers will be asked to produce identification and proof of financial status when an offer is received. We would ask for your co-operation in order that there will be no delay in agreeing the sale.



Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. The measurements should not be relied upon for valuation, transaction and/or funding purposes. This plan is for illustrative purposes only and should be used as such by any prospective purchaser or tenant. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

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