



South Garth

Crakehall, Bedale, North Yorkshire, DL8 IHG



Robin Jessop

A UNIQUE DETACHED HOUSE WITH SUBSTANTIAL GARDENS, PARKING & DETACHED WORKSHOP AND DOUBLE GARAGE

- Uniquely Designed Detached House
- Significant Potential for Extension
- Two Double Bedrooms with Eaves Storage
- Two Reception Rooms
- Some Updating Required Throughout
- Substantial Gardens & Grounds (Approx. 0.68 Acre)
- Ample Parking & Turning Circle
- Detached Workshop & Double Garage with Potential
- Quiet Village Location
- Guide Price: £550,000

SITUATION

Bedale 2 miles. Leyburn 8.5 miles. Northallerton 10 miles. Richmond 9.5 miles. Darlington 19 miles. (All Distances are Approximate).

The property is attractively situated in the highly regarded village of Crakehall in close proximity to the Yorkshire Dales National Park. South Garth stands extremely well in close proximity to the Church and Village Green.

Crakehall is conveniently located west of the popular and thriving market town of Bedale where there is a wide range of facilities and amenities. It is also well placed in relation to other popular market towns including Leyburn, Richmond and Northallerton. Crakehall is also within easy travelling distance to the A1(M) bringing larger centres such as Darlington, York and Leeds into a commutable distance.



DESCRIPTION

South Garth comprises a unique detached house which stands extremely well within a large plot, within the popular village of Crakehall. The property is in good condition yet would benefit from updating throughout. It offers immediate potential as a family home with potential for extension/reconfiguration.

The property is entered into via a welcoming reception hall, from where the rooms lead off. The accommodation comprises a large living room with a stone fireplace which enjoys a dual aspect overlooking the gardens, a dining room with a door leading to the rear patio. This room also features a useful serving hatch into the kitchen. The kitchen has a tiled floor and features a range of fitted units with space for a freestanding oven together with a useful cupboard. Completing the ground floor is a utility room with WC.

To the first floor there are two double bedrooms of very generous proportions, both with fitted wardrobes and eaves storage, together with a house bathroom with WC, basin and bath.

Externally, the property is complemented by a substantial workshop and double garage which offers excellent storage, parking and also potential for additional accommodation if required (subject to planning).

The extensive gardens are fully enclosed and extend to 0.68 acre and wrap around the property. There is a large lawn, mature flower beds, trees and shrubs which make it very private and would be ideal for a keen gardener. There is also a summer house and patio areas for enjoying the surroundings together with ample parking and a turning circle.

GENERAL REMARKS & STIPULATIONS

VIEWING

Strictly by Appointment with Robin Jessop Ltd – Telephone 01969 622800 or 01677 425950

OFFERS

All offers must be confirmed in writing. We will NOT report any verbal offer unless it is confirmed in writing.

MONEY LAUNDERING REGULATIONS

Please note that if you are the successful purchaser it is now a legal requirement for you to provide 2 forms of ID. This will need to be provided personally in our office where we can take copies of both this and proof of funds, which we also require to comply with Money Laundering Regulations.

METHOD OF SALE

The property is initially being offered for sale by Private Treaty.



However, we reserve the right to conclude the sale by any other means at our discretion.

BOUNDARIES

The boundaries of the property are shown edged red on the plan within this brochure.

WHAT3WORDS

Every three metre square of the world has been given a unique combination of three words. A free App is available for iOS and Android smartphones and using the unique sequence of words below you will be able to pinpoint this property.

[///media.reforming.sisters](https://www.media.reforming.sisters)

FIXTURES & FITTINGS

Only those fixtures and fittings described within this brochure are included in the sale.

TENURE

Freehold with vacant possession.

COUNCIL TAX

Band D.

SERVICES

Mains electricity. Mains water. Mains drainage. Oil fired central heating.

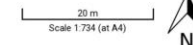
LOCAL AUTHORITY

North Yorkshire Council, County Hall, Racecourse Lane, Northallerton, North Yorkshire DL7 8AD – 01609 780780.



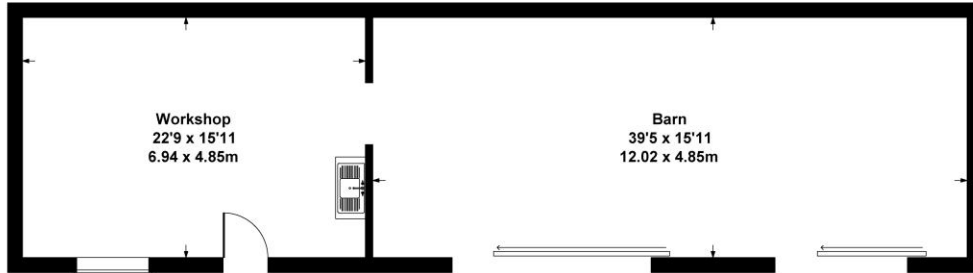
Produced on Land App, Mar 3, 2025
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Plan for Identification Purposes Only

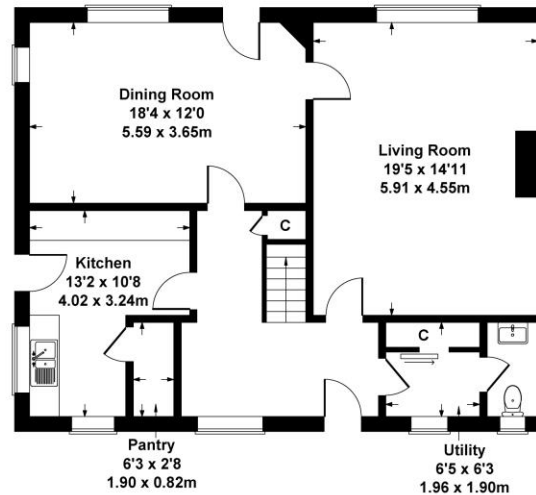


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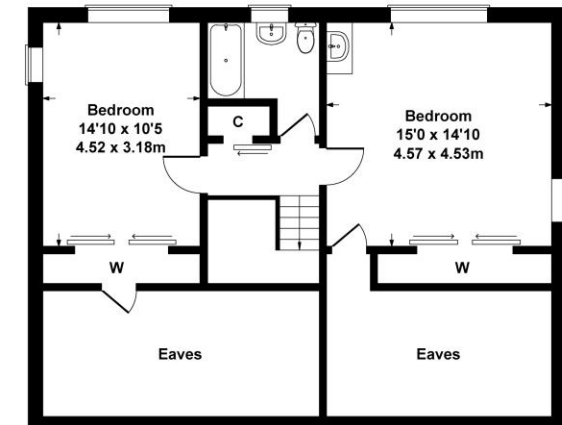
Approximate gross internal area
House 135 sq m - 1453 sq ft
Outbuilding 93 sq m - 1001 sq ft
Total 228 sq m - 2454 sq ft



OUTBUILDING



GROUND FLOOR



FIRST FLOOR

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+) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
	54	78
England & Wales EU Directive 2002/91/EC		

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