



# Watermill House

Little Crakehall, Bedale, DL8 1HU



RobinJessop



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An Attractive Grade II Listed Property, situated in approx. 3.80 Acres (1.53 Ha) together with Three Holiday Cottages and Historic Working Watermill

- Unique Three Storey Family Home
- Generous Accommodation
- Outbuildings with Workshop
- Three Immaculately Presented Holiday Cottages
- Crakehall Watermill is in Working Order
- Large Rear Garden, Summerhouse & Orchard
- Former 5 Pitch Caravan Site with Potential
- Viewing by Appointment Only
- Guide Price: £1,600,000

## SITUATION

Bedale 2 miles. A1(M) interchange 4 miles. Leyburn 8.5 miles. Richmond 9.5 miles. Northallerton 10 miles. Darlington 19 miles. (All Distances are Approximate).

The property is attractively situated in the highly regarded village of Little Crakehall in close proximity to the Yorkshire Dales. It 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. Little Crakehall is also within easy travelling distance to the A1(M) bringing larger centres such as Darlington, York and Leeds into a commutable distance.

## INTRODUCTION

This particularly unique property has not been on the open market for in excess of 20 years and benefits from a wealth of period features. The property is approached by a tree lined private drive adjacent to the millpond, and through to a large gravel drive

sweeping past Watermill House and the Mill. There are also three immaculate holiday cottages, outbuildings, and a former 5 pitch caravan site on a 0.4 acre grass paddock and a further paddock beyond.

## Watermill House

Watermill House was built between the 17<sup>th</sup> Century and early 19<sup>th</sup> Century. The property benefits from flexible and spacious living accommodation over three floors. The property would benefit from some modernising throughout.

The property is entered via a welcoming entrance hall which leads through to the sitting room which features a log burning stove and the dining room which features an open fire. The current office, which is a versatile room also features a log burning stove.

All rooms are complemented by a large south facing bay window which overlook the front garden and the historic Mill.

The kitchen which is situated to the rear has been fitted with modern cherrywood units with some integrated appliances. The utility room leads out to the rear garden and has

the benefit of an adjoining WC, bath and basin.

Before heading to the first floor, there is a useful understairs cupboard and boiler room. The first floor extends to three large double bedrooms, two of which benefit from an en-suite and one with a family bathroom.

The second floor extends to a further two double bedrooms with one gaining the advantage of an en-suite which comprises of a WC, wash basin and shower.

The fifth bedroom extends through to the final attic room where the flooring has been boarded out and provides great potential.

Externally the house is complemented by a large wrap around garden, which is currently laid to a well-maintained lawn, orchard and mature shrubs and trees. To the rear northern boundary is a tree buffer which is a perfect screen providing an all-important degree of privacy.

## Holiday Cottages

Watermill House also presents three beautifully finished stone-built holiday

cottages, which have been converted from former stables and traditional buildings.

Miller's Retreat is the largest of the three cottages, sleeping up to six guests, all of the bedrooms are en-suite, two with a shower and the third featuring a bath and overhead shower. There is a modern kitchen and large sitting room which features a log burning stove alongside a set of French doors which lead out to the terrace area. The property has been finished to an exacting standard.

Mill Cottage is a two-bedroom, single storey cottage, with a modern style country kitchen, a generous size sitting room which features a log burning stove with French doors looking over the historic mill race, a family bathroom and two double bedrooms.

Watermill Croft is a one-bedroom, single storey cottage. The open plan kitchen and sitting room is full of character and features a log-effect gas burning stove, and French doors open onto the quiet and sheltered stone patio and lawns.

All three cottages have wonderful views over the beck and beyond.

## Crakehall Watermill

The Mill is an unspoilt feature dating back to Domesday in 1086 AD. However, the current mill dates mainly from the 17<sup>th</sup> Century and is an excellent example of a working country corn mill, which the current owners have lovingly maintained and have regularly milled stone ground specialist flour. The Mill has been recently re-pointed.

This individual building demonstrates a wealth of history and is a fabulous incorporation to Watermill House.

## Externally

The property is set in 3.80 acres approximately. There is one useful outbuilding which comprises of a former tractor shed and workshop to the left of the treelined drive. Opposite this is the beautiful millpond, which operates the mill to date. There is a sluice gate on the opposite side of the road which feeds the pond with an abstraction licence issued by the Environment Agency.

To the east of the property is a grass paddock which has potential. It is a former 5 pitch caravan site. The site currently has water, 5 electric hook-ups, chemical waste disposal and a W.C. A second paddock lies beyond.

Watermill House offers a very rare opportunity to own a unique and individual country property. Viewing is strongly advised.

## GENERAL REMARKS & STIPULATIONS

### Viewing

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

### 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.

### Method of Sale

The property is being offered for sale initially by Private Treaty. If you would like to discuss any matter concerning this sale, then please kindly record your interest with Andrew Dickens MRICS FAAV or Lauren Terry BSc Hons as soon as possible and preferably in writing enabling us to keep you informed as to how we propose to conclude the sale.

### Tenure

Freehold with vacant possession given upon completion.

### Council Tax

Watermill House – Band G.  
Mill Cottage – Band B.

### Business Rates

The rateable value for the holiday cottages Millers Retreat and Watermill Croft is charged at £5,200. These cottages currently qualify for small business relief.

## Services

Mains electricity. Mains water. Mains Drainage.

Watermill House – Oil Fired Central Heating

## Boundaries

The Vendors will only sell such interests (if any) as they may have in the boundary fences, ditches and walls and other boundaries separating this property from other properties not belonging to them.

## Easements & Rights of Way

The property is sold subject to all covenants, easements and rights of way whether mentioned in these particulars or not without prejudice to the foregoing:

1. There is a Northern Powergrid easement in place which was capitalised for a 10-year period.
2. There is a public right of way marked orange on the attached plan.
3. There is an easement to the surface water which crosses the property.

## Fixtures & Fittings

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

## WHAT3WORDS

///submit.things.ownership

## Local Authority

North Yorkshire Council, Civic Centre, Stone Cross, Rotary Way, Northallerton, North Yorkshire, DL6 2UU  
TEL : 01609 779977

## Energy Performance Certificate

Watermill House – Energy Rating F.

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		75 C
55-68	D		
39-54	E		
21-38	F	34 F	
1-20	G		

Millers Retreat – Energy Rating D.

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		77 C
55-68	D	67 D	
39-54	E		
21-38	F		
1-20	G		

Watermill Croft – Energy Rating D.

Score	Energy rating	Current	Potential
92+	A		92 A
81-91	B		
69-80	C		
55-68	D	55 D	
39-54	E		
21-38	F		
1-20	G		

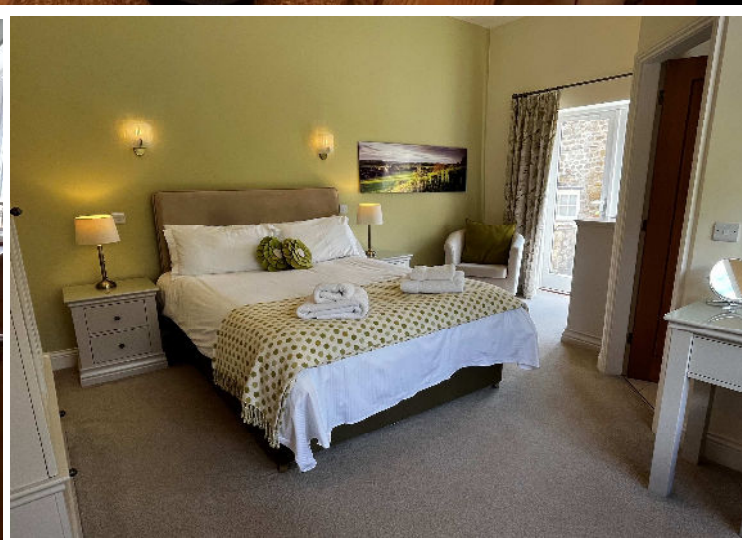
Mill Cottage – Energy Rating D.

Score	Energy rating	Current	Potential
92+	A		
81-91	B		83 B
69-80	C		
55-68	D	66 D	
39-54	E		
21-38	F		
1-20	G		





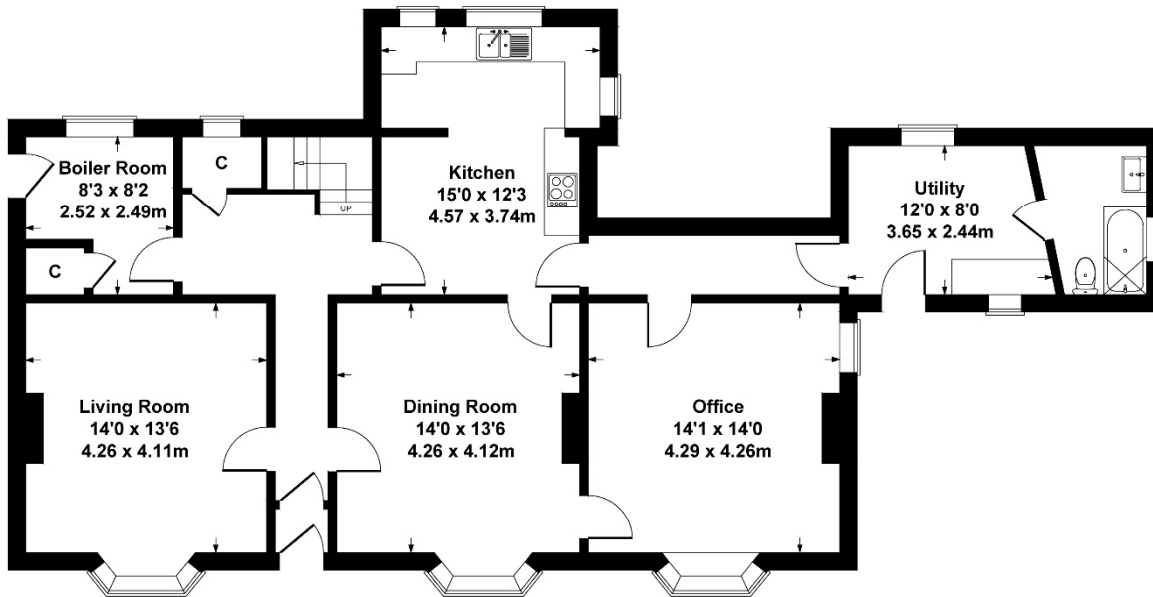




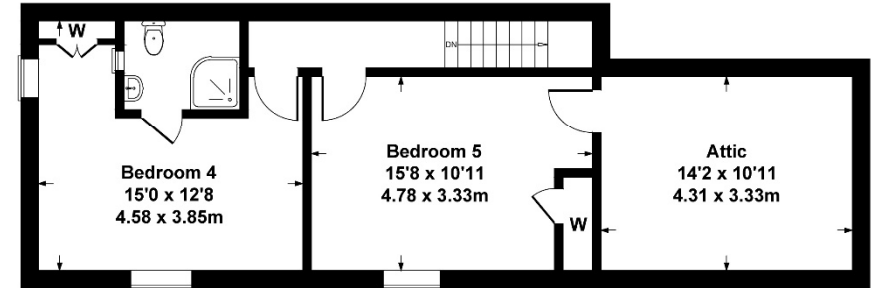


# Crakehall Watemill

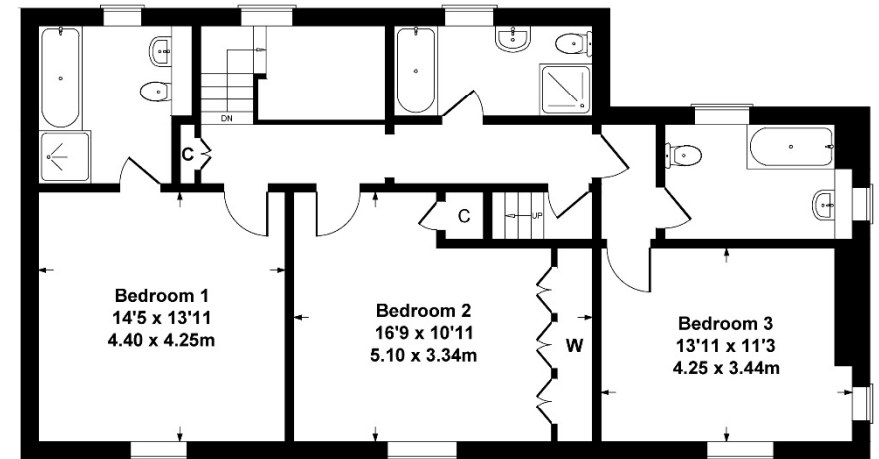
Approximate gross internal area  
258 sq m - 2777 sq ft



GROUND FLOOR



SECOND FLOOR



FIRST FLOOR

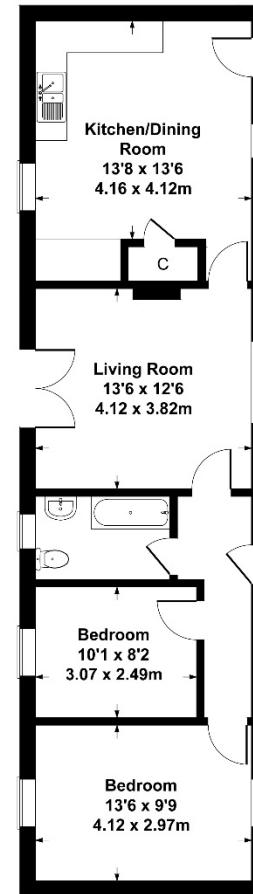
## SKETCH PLAN FOR ILLUSTRATIVE PURPOSES ONLY

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. 2023

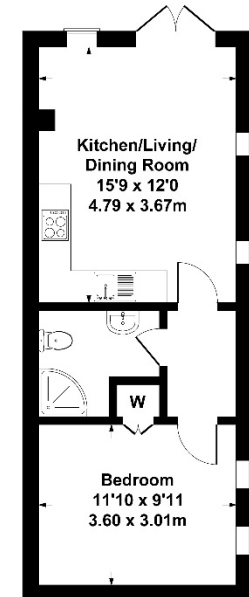
## Mill Cottage, Little Crakehall, DL8 1HU

Approximate gross internal area  
67 sq m - 721 sq ft



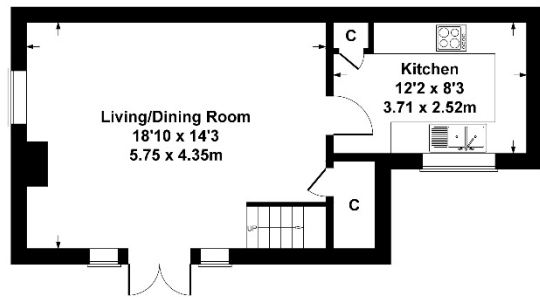
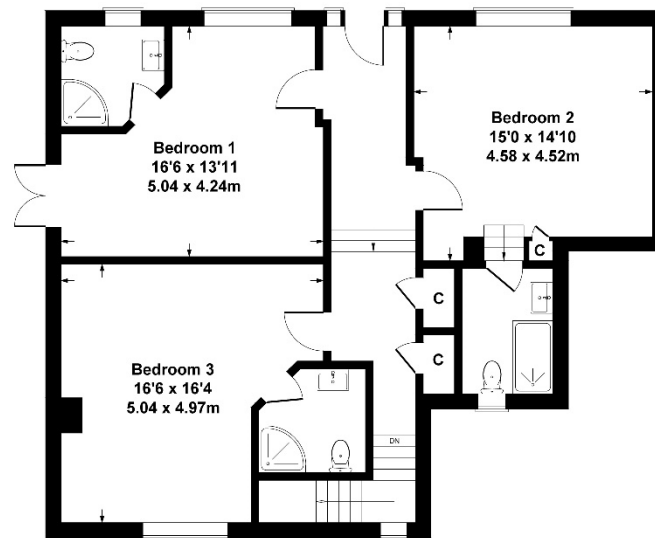
## Croft Cottage, Little Crakehall, DL8 1HU

Approximate gross internal area  
37 sq m - 398 sq ft



## Millers Retreat, Little Crakehall, DL8 1HU

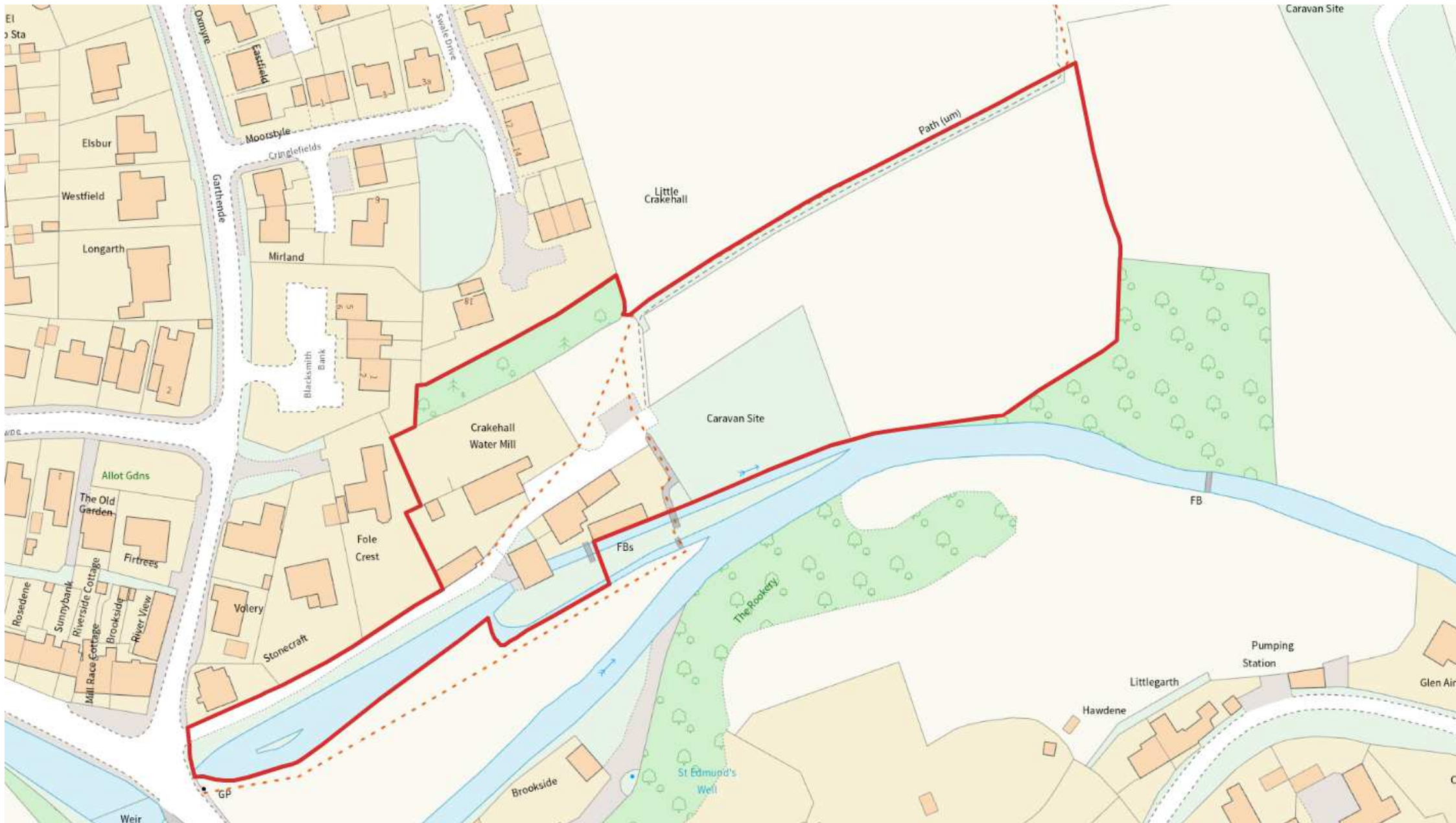
Approximate gross internal area  
128 sq m - 1378 sq ft



GROUND FLOOR

FIRST FLOOR

# Boundary Plan



For Identification Purposes Only



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