



The Old Post Office
The Green, Crakehall, Bedale, DL8 1HQ



Robin Jessop

A BEAUTIFULLY PRESENTED AND DECEPTIVELY SPACIOUS CHARACTER COTTAGE IN A HIGHLY REGARDED VILLAGE

- Character Terraced Property
- Immaculately Presented Throughout
- Traditional/Contemporary Living
- Three Double Bedrooms
- Impressive Garden Room
- Highly Regarded Village of Crakehall
- Guide Price: £335,000

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. The Old Post Office stands extremely well being adjacent to the 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

The Old Post Office is a traditional mid terraced cottage which dates back to the 1700s. The property has undergone substantial cosmetic renovation which has made it a beautiful family home.

The property is entered via a useful entrance porch which has been finished with terracotta flooring and extends through to the beautifully appointed sitting room. The sitting room has a number of character features including exposed beams, a log burning stove and oak mantel.

The kitchen is fitted with a range of contemporary wall and base units which have been finished with a black gloss and luxury wood effect, alongside a variety of integrated appliances which include a microwave, fridge freezer, oven and washing machine.



The kitchen is a real wow factor with a large opening into the sun room. The open plan design makes it a fantastic place to host and interact with family and friends.

The sun room is flooded with natural light courtesy of the bifolding doors which extend to the south facing patio, the room is equipped with a TV and sony sound system as well as underfloor heating.

To the first floor there are three double bedrooms. The spacious principal bedroom and current office has the benefit of views overlooking the Village Green. The second bedroom has been skillfully decorated with paneling and its very own ensuite shower room. The family bathroom comprises of a W.C, wash basin, bath, overhead shower and vanity cupboard.

Externally, there is the aforementioned south facing low maintenance patio area, which has been boarded with flower beds and mature shrubs, as well as the useful stone-built store.

Overall, The Old Post Office is an exceptional home, which has been fitted with high quality fixtures and fittings throughout. Viewing is therefore strongly advised.

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.

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.

///shaves.perfumed.cloak



BOUNDARIES

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

FLYING FREEHOLD

The property is subject to a flying freehold which is shaded blue on the attached plan.

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.

EPC

Rating D.

SERVICES

Mains electricity. Mains drainage. Mains water. Oil Fired Central Heating (New Boiler). Double Glazed Windows. Broadband connection available.

LOCAL AUTHORITY

North Yorkshire Council, County Hall, Racecourse Lane, Northallerton, DL7 8AD Tel: 01609 780780



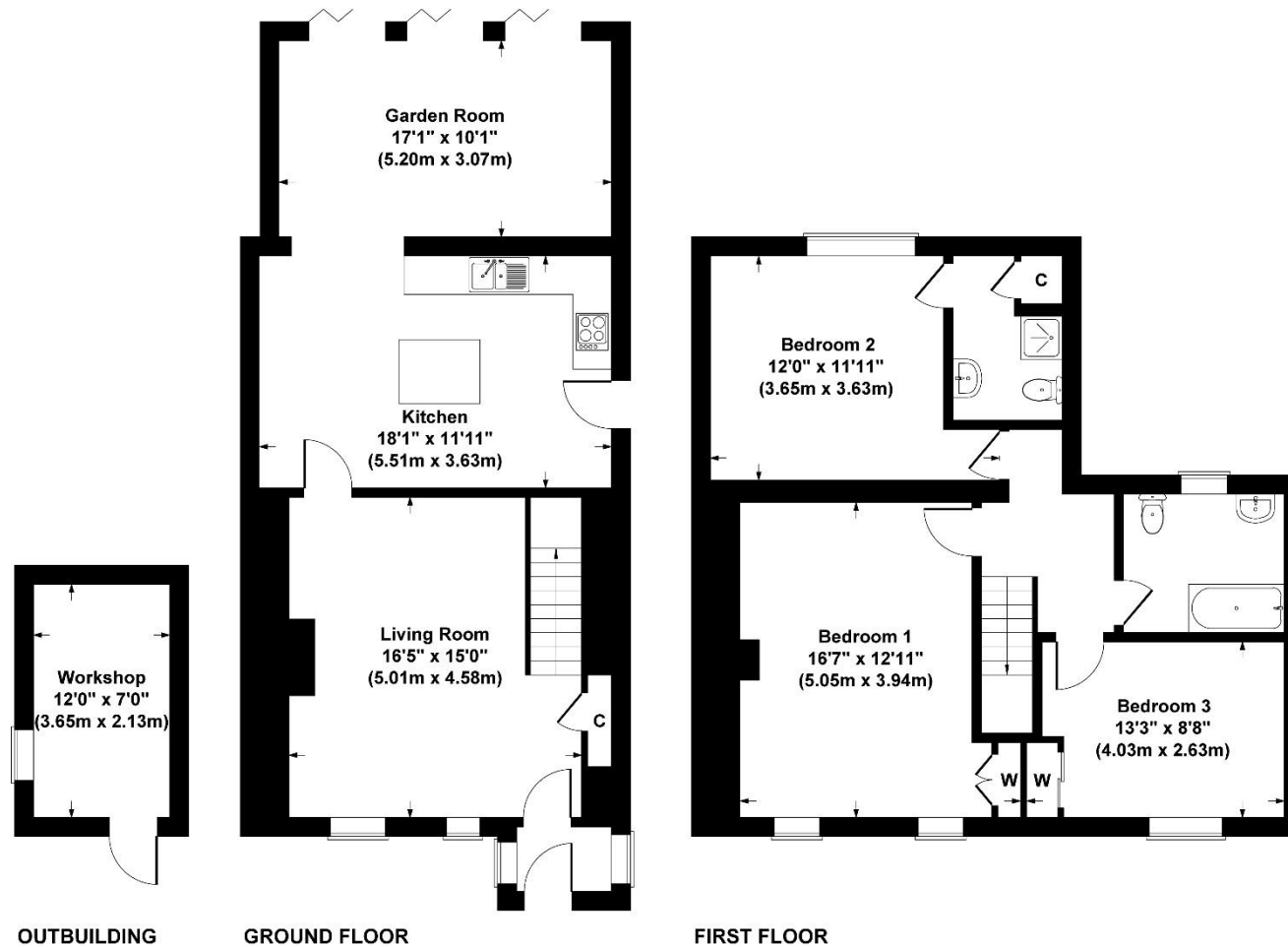
The Old Post Office, The Green, DL8 1QH

Approximate gross internal area

House 127 sq m - 1367 sq ft

Outbuilding 8 sq m - 86 sq ft

Total 135 sq m - 1453 sq ft



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. 2024

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		78 C
55-68	D	59 D	
39-54	E		
21-38	F		
1-20	G		

Important Notice: Robin Jessop Ltd, their clients and any Joint Agents give notice that: They are not authorized to make or give any representations of warranties in relation to the property either here or elsewhere, on their own behalf or on behalf of their client or otherwise. They assume no responsibility for any statement that may be made in these particulars. These particulars do not form part of any offer or contract and must not be relied upon as statements or representations of fact. Any areas, measurements or distances are approximate. The text, photographs and plans are for guidance only and are not necessarily comprehensive. It should not be assumed that the property has all necessary planning permission, building regulations or other consents. Where it is stated that there is planning potential, Purchasers must satisfy themselves with the Planning Authority or otherwise. Robin Jessop Ltd has not tested any services, equipment or facilities. Purchasers must satisfy themselves by inspection or otherwise.

