CRAG HOUSE FARM
DANBY HEAD, NORTH YORK MOORS NATIONAL PARK

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CRAG HOUSE FARM

DANBY HEAD, CASTLETON

NORTH YORK MOORS NATIONAL PARK

YO21 2NW

Castleton 2 miles, Helmsley 20 miles, Whitby 17 miles, York 42 miles, Leeds 78 miles (all distances approximate)

A handsome Grade II listed Yorkshire Longhouse with thoughtfully restored accommodation, set in beautifully landscaped grounds, a range of traditional outbuildings and paddocks, in all 6.5 acres.

- Over 3,700 square feet of accommodation, stylishly presented throughout and with a versatile layout of rooms.
- Entrance Hall – Farmhouse Kitchen – Utility Room – Back Kitchen – Shower Room – Snug – Office – Sitting Room - Dining Room
- Master bedroom suite with bathroom and adjoining dressing room/studio - up to five, large double bedrooms – main house Bathroom
- Extensive mature grounds, with lawn, mature woodland and land arranged as two grazing paddocks – in 6.5 all acres
- Range of traditional buildings including stables, woodshed and workshop – Large covered parking area.
- Wonderful rural location with superb far-reaching views from every angle.

GUIDE PRICE £865,000

DESCRIPTION

A handsome Grade II listed Yorkshire Longhouse set over 6.5 acres of land and grounds , situated in a sheltered, south facing position in Danby Dale, close to Castleton village Built in 1770, the farmhouse has been in the same hands for over thirty years, being thoughtfully and imaginatively restored and extended during that time, with the work carried out staying faithful to the inherent style and age of the property, with original flagstone floors, exposed stonework and original style of windows. In conjunction with this the house has been extended and remodelled, with a traditional cow barn to the rear incorporated into the house as a large dining room with vaulted ceiling and French doors opening out to the garden. A two-storey remodel of the western end of the house has created a contemporary space, with partially glazed entrance hallway and floor to the first floor giving the space an especially light and airy feel. The result is a wonderful family home with an easy flow of accommodation and recent improvements including bespoke double-glazed windows to the front.

In all 3,701 square feet of accommodation. Central cross passage entrance hallway with flagstone floors, large farmhouse kitchen with aga range, living room to the side with multi fuel stove which opens to the rear into a large dining room with a triple aspect and French doors which opens onto the garden. Lading off the Entrance hall is a further snug and office to the side, which has an independent access to the front. There is useful back kitchen, with utility room/laundry and a ground floor wet room.

Upstairs the rooms are all doubles, with a master suite to the western side comprising bedroom, dressing room/studio and bathroom. There are up to five further bedrooms over the first and second floors as well as a main house bathroom.

Crag House Farm is set within 6.5 acre in total, over 2 acres of which make up the attractive, well-established grounds where there are a number of traditional buildings and covered parking. A further 4.5 acres comprises two substantial grass paddocks, ideal for livestock or equestrian purposes.

LOCATION

Crag House Farm is located on Danby Head, in the heart of the glorious North Yorkshire Moors, close to the well served moorland village of Castleton. The village, together with neighbouring Danby, provides a wide range of local amenities and is a vibrant and active rural community. Amenities within the village include a large general store, independent food store, two public houses, parish church, children's playground and outdoor bowling club. Local primary school rated as Outstanding by Ofsted. Secondary education can be found close by in Whitby and Guisborough along with a larger range of amenities. Castleton is served by the Esk Valley railway line, with both school and main services to Whitby and Middlesbrough.

ACCOMMODATION

CENTRAL CROSS PASSAGE ENTRANCE HALLWAY
Flagstone floor. Half panelled walls. Beamed ceiling. Glazed inner door with window lights overhead. Radiator. Main front door with glazed panes.

FARMHOUSE KITCHEN
5.62 m (18'5") x 5.56 m (18'3")
Accessed through the original 1770 panelled door. Window with panelled reveals and shutters with a stone window seat. Window to the rear. Fitted kitchen cupboards incorporating Belfast sink. AGA range oven with tiled back surround. Original fitted cupboard and salt box. Dressed stone walls. Original restored flagstone flooring. Beamed ceiling, including the original 18ft oak lintel fire beam. Radiator. Recess with shelving. Stairs to the first floor.

SITTING ROOM
5.55 m (18’3”) x 4.60 m (15’1”)
Window to the front. Sliding sash window to the rear with stone window seat. Multi fuel stove set upon a flagged hearth with a dressed stone fireplace. Pair of fireside recesses with fitted shelving. Oak floor. Beamed ceiling. Wall lights. Television point.

DINING ROOM
5.35 m (17’7”) x 5.12 m (16’10”)
A beautifully proportioned room, converted from a byre. Vaulted ceiling with beams and planning permission granted for a pair of sky lights. Solid oak floor. Double aspect with windows to both sides and French doors opening out onto the terrace and to the rear garden. Pair of radiators. Exposed lintels. Wall lights.

UTILITY ROOM/BACK KITCHEN
3.80 m (2.88 m (9’5”)
Range of quartz topped kitchen cabinets incorporating Belfast sink. Vertical radiator. Dual aspect with windows to two sides and a half-glazed door out .

LAUNDRY ROOM
Range of quartz topped kitchen cabinets. Oil fired central heating boiler. Washing machine point. Window to the side.

WET ROOM
Shower. Low flush WC. Wash hand basin. Chrome heated ladder towel rail. Extractor fan. Recessed lights.

SNUG
5.60 m (18’4”) x 4.62 m (15’2”)
Mullion windows to the front with window seat. Beamed ceiling. Original range with bread oven set on a stone hearth. Fireside fitted cupboard. Shelving. Stairs up to the First Floor.

OFFICE
5.60 m (18’4”) x 4.42 m (14’6”)
Fully glazed porch accessed via a Tudor arch doorway with original door, glass ceiling above. Dressed stone walls to part. Flagstone floors with underfloor heating. Windows to the rear, side and ceiling. Glazed door to the front.

FIRST FLOOR

GALLERIED LANDING
Windows to the rear. Beamed ceiling. Dressed stone wall and original panelling to part. Door through to the Master Bedroom suite.

BEDROOM TWO
5.23 m (17’2”) x 3.00 m (9’10”)
Sliding sash window with light overhead and window seat. Dressed stone walls to part. Beamed ceiling.

BEDROOM THREE
4.60 m (15’1”) x 3.61 m (11’10”)
Sliding sash window with window seat to the front and sliding sash to the rear. Fitted cupboards. Painted floorboards. Original basket fireplace. Beamed ceiling.

BATHROOM
3.52 m (11’7”) x 2.00 m 6’7”)
Roll top bathtub. Corner shower cubicle. Pedestal wash hand basin. Low flush WC. Heated ladder towel rail. Window to the rear. Wall light. Beamed ceiling with recessed ceiling lights.

MASTER BEDROOM
5.70 m (18’8”) x 4.62 m (15’2”)
Fully vaulted ceiling with beam. Radiators. Mullioned windows with stone window seat and window over to the front and window to the rear. Wall lights. Inner landing with steps up to the top floor. Hot water cylinder with linen storage.

STUDIO/DRESSING ROOM
5.76 m (18’11”) x 4.41 m (14’6”)
Fully vaulted ceiling with beams and full length horizontal sky light. Window to the side. Oak floor. Pair of vertical radiators. Fully glazed door leading onto the original stone exterior steps. Glass floor to part. Picture light.

BATHROOM
3.69 m (12’1”) x 2.50 m (8’2”)
Slipper bath set on a stone plinth. Pedestal wash hand basin. Low flush WC. Radiator. Window to the rear. Heated towel rail. Wall light.

SECOND FLOOR

BEDROOM FOUR
4.62 m (15’2”) x 5.00 m (16’5”)
Oak floor. Window to the side. Dressed stone walls to part. Pair of radiators. Fitted storage cupboards with shelving.

OCCASIONAL BEDROOM FIVE
5.20 m (17’1”) x 5.00 m (16’5”)
Conservation roof light. Window to the side. Dressed stone walls to part. Pair of radiators. Fitted storage cupboards with shelving. Oak floor.

OUTSIDE

Crag House is especially well settled into the landscape with extensive grounds to three sides. The gardens have been designed to reflect the easy nature of the living accommodation with wide sweeps of lawn and a number of well-placed seating and dining areas within the gardens. To the side is a sheltered flower garden, with well stocked herbaceous borders. Mature woodland and a more recently planted plantation contain handsome beech trees likely the same age of the house, willow, apple plum and cherries trees along with the more unusual, such as medlar, hazelnut and for eucalyptus.

LAND & BUILDINGS

In all the property is situated within 6.5 acres, of which 4.5 acres is grassland.

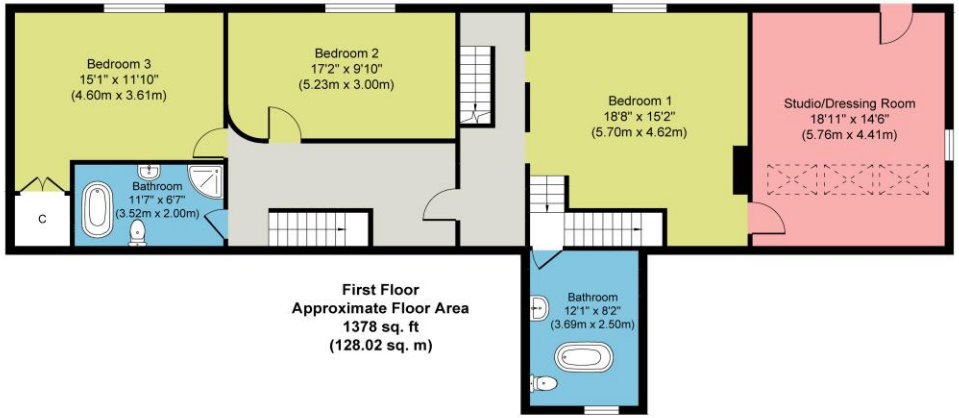
The grassland comprises two paddocks situated to the east of the house and benefit from a separate access point and good road frontage.

The land gently slopes away from the house, forming two paddocks, utilised as grazing and mowing land with benefit of a water supply.

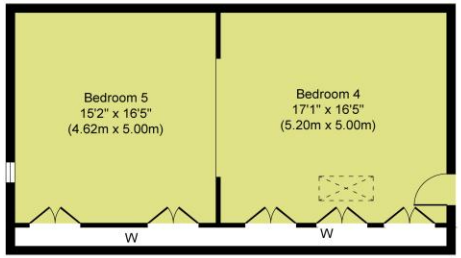
The property benefits from a number of traditional stone buildings including a detached stable to the immediate south west edge of the paddock.

The property has the benefit of a car port/store, further traditional buildings providing storage and garden room facilities.

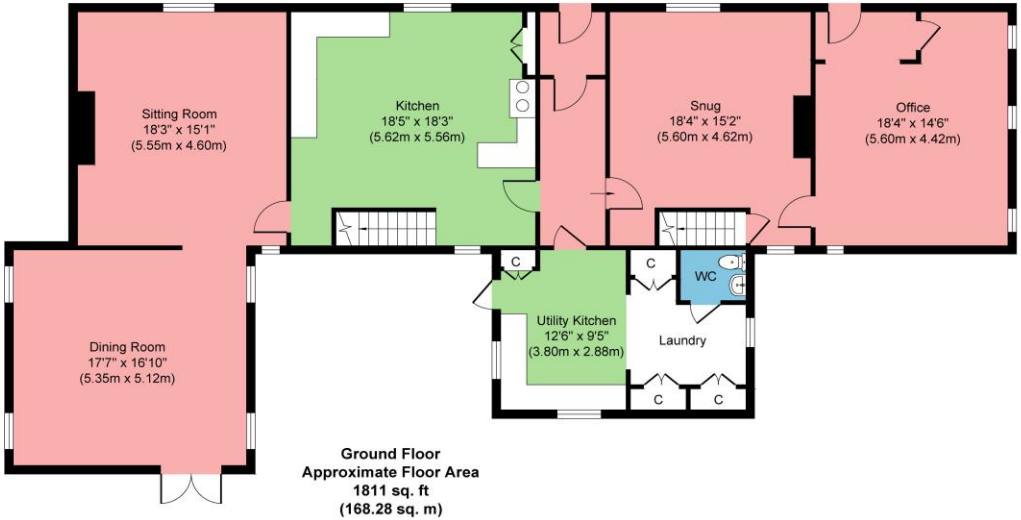
FLOORPLAN



First Floor
Approximate Floor Area
1378 sq. ft
(128.02 sq. m)



Second Floor
Approximate Floor Area
593 sq. ft
(55.05 sq. m)



Ground Floor
Approximate Floor Area
1811 sq. ft
(168.28 sq. m)

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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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. A footpath crosses part of the paddock land to the east.

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.
Mineral and Sporting rights are in hand and are included in the sale.

ENERGY PERFORMANCE CERTIFICATE

An EPC has been prepared for the property and is available for inspection at the agents Pickering, Malton or Helmsley Offices. Current Score F/30 Potential Score C/80

METHOD OF SALE

The property is being offered for sale by private treaty as a whole. Interested parties should register their interest with the agents to be involved in sale negotiations. For those with queries or to inform the agents of their interest please contact Tom Watson on 01653 697 820, email tom.watson@cundalls.co.uk or Judith Simpson on 01751 472 766, email: judith.simpson@cundalls.co.uk

GENERAL INFORMATION

Services: Mains water and electric. Septic tank drainage. Oil fired central heating. Spring water supply for the outside.
Planning: North York Moors National Park
Council Tax: Band F
Tenure: The property is Freehold, and vacant possession will be given upon completion.
Viewing: Strictly by appointment with the agent's office in Pickering; 01751 472766
Postcode: YO21 2NW
Details prepared May 2025

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. A mandatory fixed Regulatory Compliance Charge of £30 plus VAT (£36.00) is payable by each buyer for the administration and completion of required regulatory checks, including AML verification. Payment must be made by BACS before the checks can commence, and the sale can progress to the legal stage.