



CRAKEHALL HALL

Crakehall, North Yorkshire



AN ELEGANT GRADE II* LISTED GEORGIAN RESIDENCE OF EXCEPTIONAL HISTORICAL SIGNIFICANCE

Set within approximately 2.75 acres of beautifully landscaped gardens, together with additional accommodation positioned in the heart of this picturesque village.

Summary of accommodation

Main House

Ground Floor: Reception hall | Drawing room | Dining room | Library | Kitchen/family room | Cloakroom | WC | Games room | Butler's pantry | Laundry | Boot room

First Floor: Principal bedroom with two dressing rooms and en suite bathroom | Guest bedroom suite with en suite bathroom
Three further bedrooms and bathroom

Second Floor: Seven guest rooms | Three bathrooms

Cellars: Extensive cellars including a wine cellar

In all, approximately 2.75 acres

Distances: Bedale 3 miles, A1(M) North & South (Junction 51) 4 miles, Northallerton 11 miles (trains to London King's Cross in 2 hours 20 minutes)
York 40 miles, Durham 44 miles, Leeds 46 miles, Newcastle 58 miles
(All distances and times are approximate)



CRAKEHALL HALL

Dating from circa 1723, Crakehall Hall is a beautifully preserved example of early Georgian architecture. Rich in period detail and classical elegance, this landmark home—listed Grade II*—has been meticulously improved and maintained by the current owners to offer both impressive formal reception areas and comfortable family living.

Overlooking the village green, the house is approached by a sweeping gravel driveway. Electronically gated access leads to the outbuildings, The Garden House and The Crickerage, providing flexible ancillary accommodation.

HISTORY AND PROVENANCE

Built in 1723, Crakehall Hall is an elegant example of early Georgian domestic architecture, reflecting the symmetry and classical restraint characteristic of the period.



It is noted by Nikolaus Pevsner in *The Buildings of England* for its refined proportions and assured architectural composition. Historically forming part of the Crakehall manorial estate, the Hall has long been associated with prominent North Yorkshire landowning families and later held connections to the Duke of Leeds.

ELEGANCE ON EVERY LEVEL

Inside the house, original Georgian craftsmanship is showcased throughout, with high ceilings, sash windows with working shutters, refined fireplaces, exquisite joinery and a sweeping staircase illuminated by Venetian windows. The grand reception hall opens into a magnificent drawing room with an open fireplace and views over the village green, while the formal dining room provides a distinguished setting for entertaining. The library is an elegant room with bespoke bookshelves, ideal for quiet retreat.

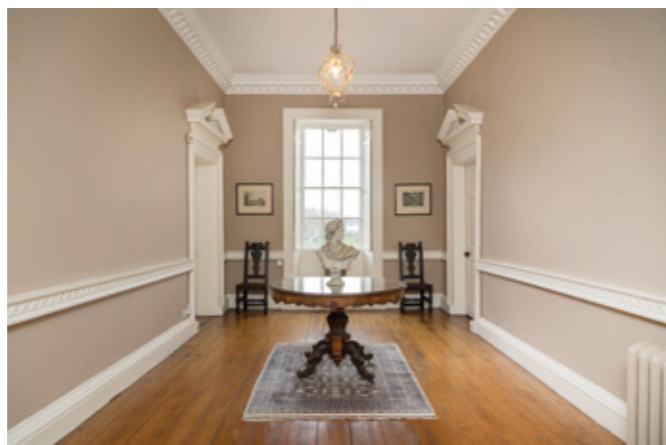




The atmospheric kitchen and family room, complete with breakfast island, AGA, vaulted ceiling and French doors flowing out to the gardens, forms the heart of the home. This is complemented by a butler's pantry, laundry, boot room and a spacious games room.

Upstairs, the principal bedroom suite includes two dressing rooms and an en suite bathroom. Guest bedroom with en suite bathroom. Three further bedrooms and a bathroom complete the first floor, while the second floor provides extensive guest accommodation with multiple bedrooms and bathrooms.





Approximate Gross Internal Area
House: 11,991 sqft - 1,114 sq m

This plan is for layout guidance only. Not drawn to scale unless stated. Windows and door openings are approximate. Whilst every care is taken in the preparation of this plan, please check all dimensions, shapes and compass bearings before making any decisions reliant upon them.



GARDENS & GROUNDS

The formal walled garden is one of the estate's most captivating features, thoughtfully arranged as a series of outdoor rooms that provide structure, privacy and year round interest. These beautifully designed spaces create an effortless blend of tranquillity and elegance, with secluded pathways meandering through a bluebell meadow, a generous south facing sun terrace that lends itself perfectly to al fresco entertaining, and a productive vegetable garden set neatly within the grounds.





The Garden House



The Crickage



Stable Block

ADDITIONAL ACCOMMODATION

The Garden House

A charming and generously proportioned three bedroom property arranged over three floors, including a large living room, well appointed kitchen and bathroom.

EPC Rating: E | Council Tax Band: F

The Crickage

A spacious single storey one bedroom residence comprising a living room, double bedroom, kitchen and bathroom.

EPC Rating: E | Council Tax Band: A

OUTBUILDINGS

The original carriage house extends to over 2,300 sq ft and provides substantial garaging, storage and workshop space.

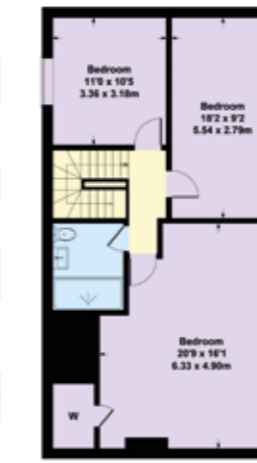
The Garden House



Cellar

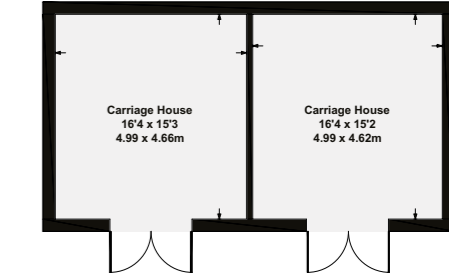


Ground Floor



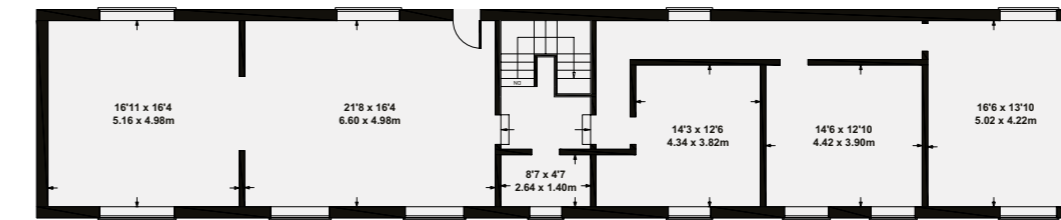
First Floor

The Crickage

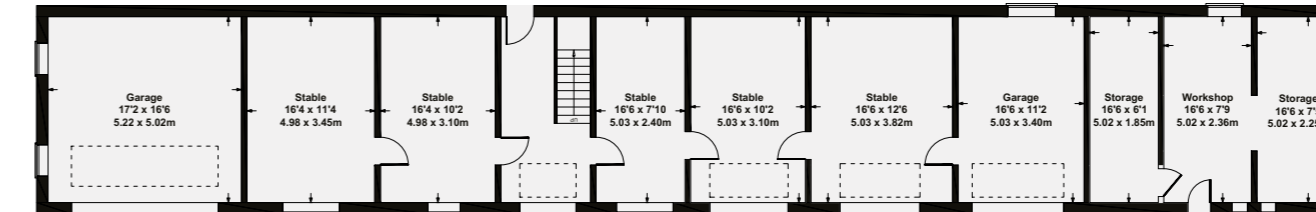


The Carriage House

The Stable Block



First Floor



Ground Floor

Approximate Gross Internal Area

The Garden House: 1991 sq ft - 185 sq m

The Crickage: 689 sq ft - 64 sq m

The Carriage House: 2314 sq ft - 215 sq m

The Stable Block - 3369 sq ft - 313 sq m



This plan is for layout guidance only. Not drawn to scale unless stated. Windows and door openings are approximate. Whilst every care is taken in the preparation of this plan, please check all dimensions, shapes and compass bearings before making any decisions reliant upon them.

LOCATION

Perfectly positioned overlooking the village green and cricket pitch, Crakehall Hall is within walking distance of a village pub, shop, garage and primary school. Nearby market towns, including Bedale and Northallerton, offer a comprehensive range of shops, restaurants, supermarkets and leisure facilities. Rail services to London King's Cross and Edinburgh are available from Northallerton, and the A1(M) provides excellent access to York, Leeds, Durham and Newcastle. The surrounding countryside offers breathtaking scenery and outstanding walking routes, forming a gateway to the Yorkshire Dales National Park.

Located just three miles from Aysgarth School, a highly regarded independent preparatory school, making it an ideal choice for families.

PROPERTY INFORMATION

Tenure: Freehold

Services: Mains water, drainage and electricity; oil fired central heating

Listing: Grade II*

Local Authority: Hambleton Council

Council Tax Band: H

EPC Rating: E



Christopher Dewe

020 7861 1779

christopher.dewe@knightfrank.com

Knight Frank National Country Department

55 Baker Street, London

W1U 8AN

[knightfrank.co.uk](https://www.knightfrank.co.uk)

Melissa Lines

01423 222076

melissa.lines@knightfrank.com

Knight Frank Yorkshire

Bishop Thornton, Harrogate

HG3 3BF



Your partners in property

1. Particulars: These particulars are not an offer or contract, nor part of one. You should not rely on statements given by Knight Frank in the particulars, by word of mouth or in writing ("information") as being factually accurate about the property, its condition or its value. Neither Knight Frank nor any joint agent has any authority to make any representations about the property, and accordingly any information given is entirely without responsibility on the part of Knight Frank. 2. Material Information: Please note that the material information is provided to Knight Frank by third parties and is provided here as a guide only. While Knight Frank has taken steps to verify this information, we advise you to confirm the details of any such material information prior to any offer being submitted. If we are informed of changes to this information by the seller or another third party, we will use reasonable endeavours to update this as soon as practical. 3. Photos, Videos etc: The photographs, property videos and virtual viewings etc. show only certain parts of the property as they appeared at the time they were taken. Areas, measurements and distances given are approximate only. 4. Regulations etc: Any reference to alterations to, or use of, any part of the property does not mean that any necessary planning, building regulations or other consent has been obtained. A buyer must find out by inspection or in other ways that these matters have been properly dealt with and that all information is correct. 5. Fixtures and fittings: A list of the fitted carpets, curtains, light fittings and other items fixed to the property which are included in the sale (or may be available by separate negotiation) will be provided by the Seller's Solicitors. 6. VAT: The VAT position relating to the property may change without notice. 7. To find out how we process Personal Data, please refer to our Group Privacy Statement and other notices at <https://www.knightfrank.com/legals/privacy-statement>.

Particulars dated April 2026. Photographs and videos dated March 2026. All information is correct at the time of going to print. Knight Frank is the trading name of Knight Frank LLP. Knight Frank LLP is a limited liability partnership registered in England and Wales with registered number OC305934. Our registered office is at 55 Baker Street, London W1U 8AN. We use the term 'partner' to refer to a member of Knight Frank LLP, or an employee or consultant. A list of members names of Knight Frank LLP may be inspected at our registered office. If you do not want us to contact you further about our services then please contact us by either calling 020 3544 0692, email to marketing.help@knightfrank.com or post to our UK Residential Marketing Manager at our registered office (above) providing your name and address.

