CRAKEHALL HALL

Crakehall, Bedale DL8 1HH



CRAKEHALL HALL

One of North Yorkshire's great village houses with ancillary accommodation, outbuildings and a most beautiful walled garden – 2.75 acres in all

Bedale 3 miles • A1(M) North & South (Junction 51) 4 miles • Northallerton 11 miles (direct trains to King's Cross) • York 40 miles • Durham 44 miles Leeds 46 miles • Newcastle 58 miles

Reception hall • 3 reception rooms • kitchen/family room • butler's pantry/prep kitchen • cloakroom • wc • games room • boot room • domestic offices • wine cellar

Principal bedroom with 2 dressing rooms and en suite bathroom • guest bedroom with en suite bathroom • 3 further bedrooms • bathroom

Second floor: staff quarters • playroom • 4 further bedrooms • dressing room • 2 bathrooms

House • cottage

Garaging/stable block • carriage house • laundry block with range of stores

Walled garden and grounds

2.75 acres in all

For Sale Freehold

Blenkin & Co

ESTABLISHED 1992

Priestley House, 36 Bootham
York, YO30 7BL
sales@blenkinandco.com
01904 671672

blenkinandco.com

Crakehall Hall, Crakehall, Bedale DL8 1HH

Crickerage
Garden House

Approximate Gross Internal Floor Area

House - 11,166 SQ FT - 1,037 SQ M
Crickerage - 689 SQ FT - 64 SQ M
Garden House - 1991 SQ FT - 185 SQ M

For identification only. Not to scale. All Measurements and fixtures including doors and windows are approximate and should be independently verified.



GROUND FLOOR



FIRST FLOOR



SECOND FLOOR

City Country Coast

Crakehall Hall is a distinguished residence enjoying an idyllic setting overlooking the five-acre village green and cricket ground. The relationship between the Hall and the cricket ground is longstanding, with cricket having been played on the green for more than 175 years. The traditions of village cricket have long been woven into the life of the Hall itself, lending a strong sense of continuity to this remarkable property.

The classical restraint of the Hall's early Georgian façade is punctuated by a central Doric porch, creating a grand entrance to the architectural richness within.

The interiors retain a wealth of period detail and have been restored and improved in recent years, with the accommodation thoughtfully adapted to the requirements of contemporary family life. Extending southwards behind the house are extensive formal gardens, including a substantial walled garden, providing an exceptional degree of privacy.

This entirely manageable family home comes with ancillary accommodation, garaging and a range of traditional outbuildings. This much-loved family home of 24 years is offered with no onward chain.





Tenure: Freehold

EPC Rating: (E) Exempt as Grade II* listed

Council Tax Band: Main house H, The Garden House F, The Crickerage A

Services & Systems: Mains water, drainage and electricity. Oil-fired central heating system with three boilers. Economy-7 heating system with storage heaters on the second floor of the Hall. The Garden House and Crickerage each has an independent boiler.

Fixtures & Fittings: All items in the written text of these particulars are included in the sale.

All others are expressly excluded regardless of inclusion in any photographs. Purchasers must satisfy themselves that any equipment included in the sale of the property is in satisfactory order.

Local Authority: North Yorkshire Council www.northyorks.gov.uk Conservation Area

Money Laundering Regulations: Prior to a sale being agreed, prospective purchasers are required to produce identification documents in order to comply with Money Laundering regulations. Your co-operation with this is appreciated and will assist with the smooth progression of the sale.







- Grand residence with a rich history and aristocratic connections
- Generous plot extending to 2.75 acres in all
- Circa 1723, Grade II* listed and within a Conservation Area
- Principal accommodation arranged over 2 floors
- Ancillary accommodation for guests, staff or tenants
- Extensive and very private walled garden and grounds
- Range of traditional outbuildings
- Gated parking and garaging
- Bucolic setting overlooking the village green

The Hall 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, it has long been associated with prominent North Yorkshire landowning families, and later with the Pullein family and Lady Cowell. The property was also, at one time, the country seat of the Duke of Leeds. Predominantly dating from the early 18th century, the house has recently revealed remnants of a much earlier medieval manor.

Inside, early Georgian craftsmanship is evident throughout, with original window shutters framing tall sash windows, handsome fireplaces, panelled doors with brass door furniture, mellow floorboards, wall panelling and intricate moulding of classical design. The open-well staircase with its sweeping balustrade is illuminated by a Venetian window framed by Ionic columns.

Either side of the grand reception hall with its moulded archway are two elegant and finely proportioned reception rooms, each with



three tall windows providing an exceptional outlook across the village green and cricket pitch.

The panelled drawing room features a ceiling rose and fine cornice incorporating dentil detailing and moulded ornament. A classical fireplace provides a natural focal point, surmounted by an ornate gilded overmantel mirror.

The formal dining room makes an impressive setting for entertaining, with fine architectural detail that includes intricate plasterwork and a marble fireplace. Immediately behind is a fully equipped Butler's pantry, providing a practical preparation kitchen complete with Belfast sink, integrated oven and dishwashers.

The library is a more intimate retreat, its rich character illuminated by a pair of south-facing French windows, and with a marble fireplace flanked by recessed bookshelves. A closet passage connects it to the drawing room.

The superb, vaulted kitchen/family room is at the heart of the home. Five sets of French doors beneath arched fanlights open onto the south-facing terrace. The luxurious kitchen includes a breakfast island, marble worktops, integrated appliances. a twin Belfast sink and an electric four-oven AGA.

Running parallel is a service corridor incorporating a cloakroom with Shanks water closet, laundry room, a double-height boot room and a spacious games room with south facing windows, ideal for high days and holidays.









A fine turning staircase, with shallow treads and bulb-and-umbrella balusters, rises past the magnificent Venetian stair window to an arched landing where a tall sash window frames the view. The two principal bedroom suites echo the proportions of the formal reception rooms below, with windows overlooking the village green: bedroom 1 is accompanied by a bathroom and two dressing rooms; and bedroom 2 by a large bathroom including a freestanding bath, and a walk-in linen cupboard.

A door opens to an adjacent dressing room or nursery. The family wing offers two further large bedrooms and a bathroom.

On the second floor, potential staff quarters with an independent staircase is situated on the east wing. The main landing gives access to a playroom and a series of well-proportioned bedrooms all with good ceiling heights, together with two bathrooms, one en suite.











Gardens and Grounds

The private drive leads to a large gravelled parking and turning area in front of the Hall, and continues to a range of outbuildings with garaging on the northern boundary.

The extensive walled garden is a singularly private outdoor space and one of the property's most captivating features. The front boundary walls form part of the Hall's historic relationship with the village green.

A south-facing flagged terrace alongside the kitchen/family room is enclosed by herbaceous borders and sheltered on one side, forming a natural sun trap. It looks out across a sweeping lawn framed by borders and an avenue of espalier apple trees, complemented by a series of interconnected outdoor 'rooms'. Each provides intimacy, structure and year-round interest as well as a peaceful place for quiet reflection.

Notable are the parterre garden, its geometric pattern defined by low-clipped evergreen hedges enclosing rose and lavender; the spacious white garden, with its restrained monochromatic botanical palette, concealed behind a wall of yew; and the knot garden planted with herbs, its interlocking pattern encircled by hedging. A cobbled path, flanked by sculpted stands of yew softening into rose borders, leads to a gazebo encircled by climbing roses.










The Garden House


The Garden House


The Garden House

The hot border garden introduces a vibrant palette of fiery tones, while beyond the wall, a Mediterranean garden reveals structured beds of lavender, rosemary, sage and golden yew.

In addition, there is a productive kitchen garden with a greenhouse and potting shed, fruit cages, plum and pear trees and colourful borders together with peach trees trained against a mellow south-facing brick wall. A naturalised garden features self-seeding lilies, while a path leads into woodland underplanted with aconites, bluebells and daffodils.

Ancillary Accommodation

The Garden House provides self-contained accommodation arranged over three floors, extending to 1991 sq ft. Situated on the eastern wing of the Hall, it adjoins the main house while remaining separate. The front door opens on to a cobbled yard providing a parking area. Generously proportioned accommodation includes a living room with south-facing windows, a well-appointed kitchen/dining room, three bedrooms and a shower room.

EPC Rating E, Council Tax Band F

Forming the northern wing of the Hall, The Crickerage is a single storey cottage with a front door opening onto the drive. The accommodation extends to 629 sq ft, and includes a living room, kitchen, bedroom and shower room.

EPC Rating E, Council Tax Band A

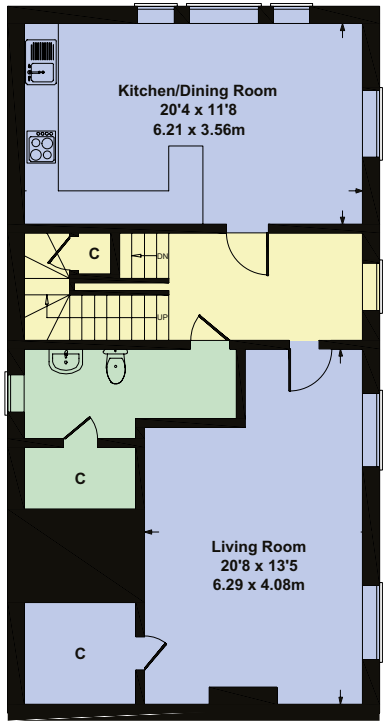

The Crickerage

The Garden House

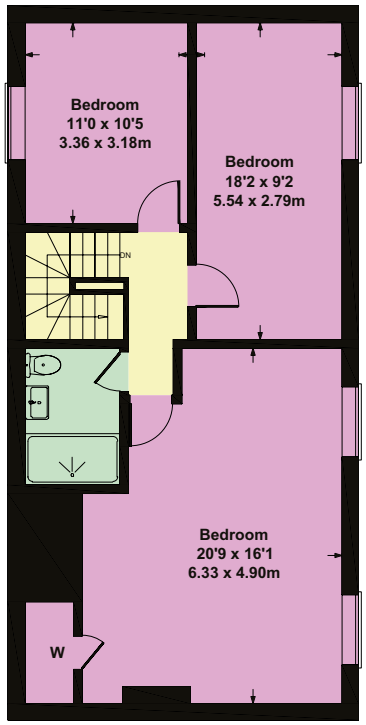
Approximate Gross Internal Floor Area

1991 SQ FT - 185 SQ M

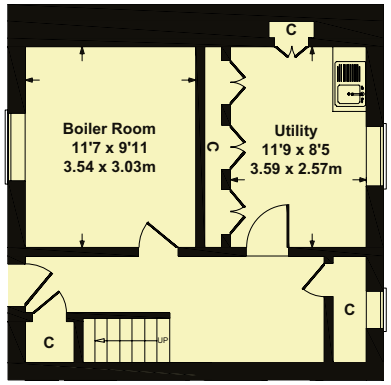
For identification only. Not to scale. All Measurements and fixtures including doors and windows are approximate and should be independently verified.



FIRST FLOOR



SECOND FLOOR



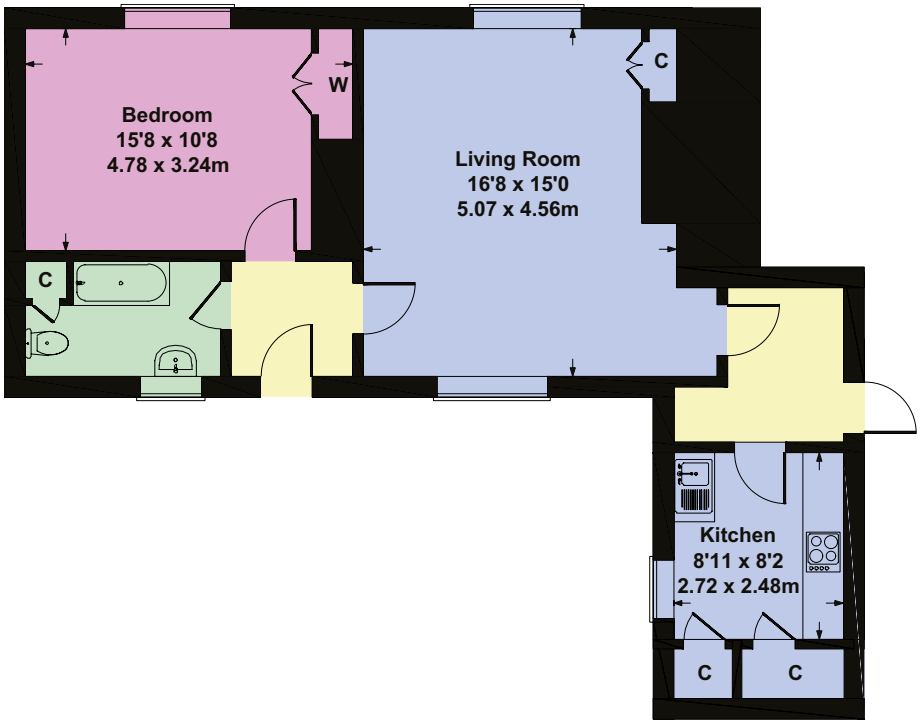
GROUND FLOOR

The Crickerage

Approximate Gross Internal Floor Area

Crickerage - 689 SQ FT - 64 SQ M

For identification only. Not to scale. All Measurements and fixtures including doors and windows are approximate and should be independently verified.



Outbuildings

The stable block forms the northern boundary of the property. Dating from the early to mid-18th century, it now provides secure garaging, storage and workshop space. Incorporated are three garages with electric up-and-over doors, one with an inspection pit. A staircase rises to a fully boarded first floor.

The original carriage house with two sets of tall timber doors, provides additional garaging, while the adjacent detached laundry block, with its stores, offers a range of versatile spaces for substantial storage and further garaging. Both face the cobbled square.



The Stable Block



The Carriage House

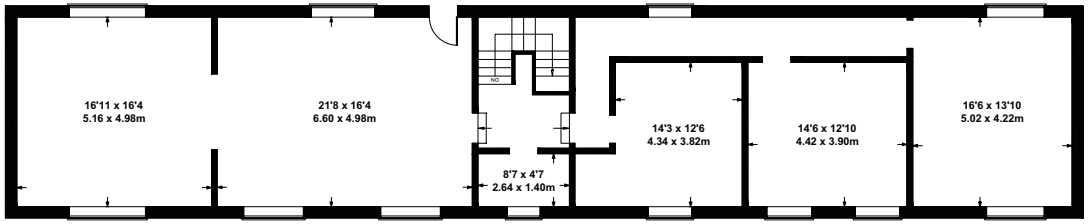
The Stable Block

Approximate Gross Internal Floor Area

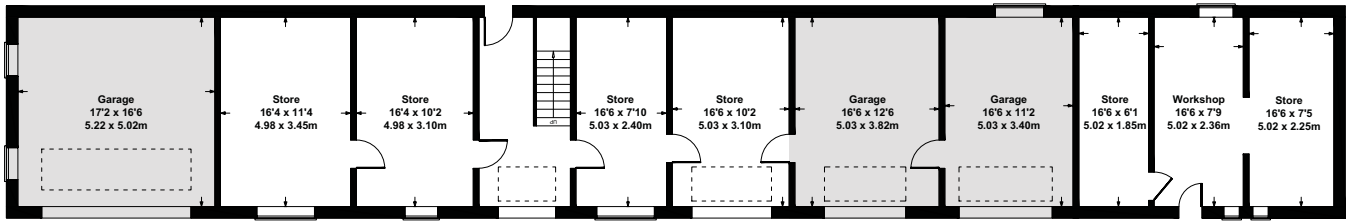
OUTBUILDING - 2906 SQ FT - 270 SQ M | GARAGE - 463 SQ FT - 43 SQ M

TOTAL - 3369 SQ FT - 313 SQ M

For identification only. Not to scale. All Measurements and fixtures including doors and windows are approximate and should be independently verified.



FIRST FLOOR



GROUND FLOOR

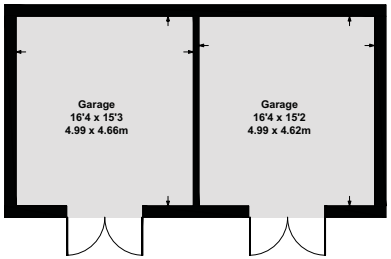
The Carriage House & Laundry Block

Approximate Gross Internal Floor Area

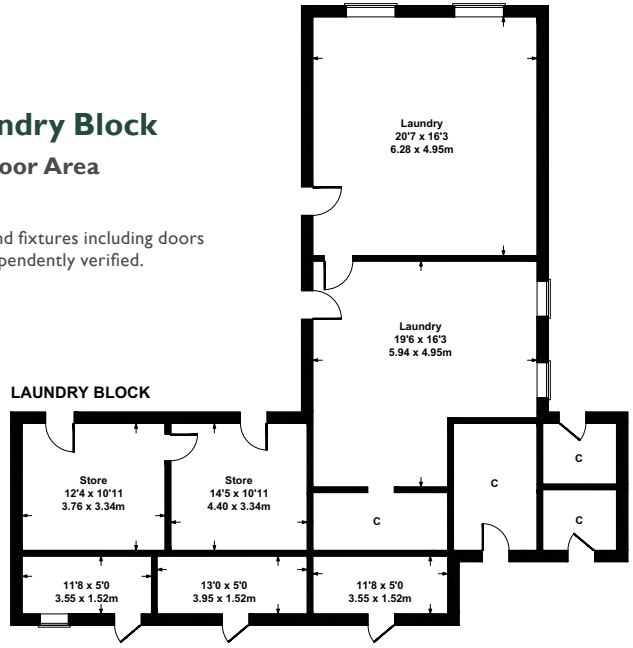
2314 SQ FT - 215 SQ M

For identification only. Not to scale. All Measurements and fixtures including doors and windows are approximate and should be independently verified.

CARRIAGE HOUSE



LAUNDRY BLOCK











Environs

Crakehall village is a quintessential Dales village with its own beck. Its amenities include The Bay Horse village pub, church, primary school, village hall and petrol station with a small shop. Beyond, the surrounding countryside offers breathtaking scenery and established walking routes, with the Yorkshire Dales National Park providing an exceptional landscape for exploration.

For independent schooling, Aysgarth School lies just three miles from the property, while Queen Mary's School, Cundall Manor School, Terrington Hall and Ampleforth College are all within approximately thirty miles.

The market town of Bedale is around a five-minute drive away, with Northallerton approximately fifteen minutes by car. Northallerton railway station provides a regular direct service to London King's Cross in around 2 hours 20 minutes. The A1(M) is within easy reach and offers rapid access to York, Leeds, Durham and Newcastle.

Directions

From junction 51 on the A1(M), take the A684 to Bedale and continue on the same road, signposted Leyburn. Approaching Crakehall, turn right immediately after the church and approach to the side of the village green.

What3words: ///gosh.prancing.tequila

Viewing

Strictly by appointment.

Blenkin & Co

ESTABLISHED 1992

The Yorkshires. Residential Real Estate Award Winner 2024





Important notice 1. No description or information given about the property or its value, whether written or verbal or whether or not in these Particulars ("Information") may be relied upon as a statement or representation of fact. Neither Blenkin & Co nor its Joint Agents have any authority to make any representation and accordingly any Information given is entirely without responsibility on the part of Blenkin & Co or the seller/lessor. 2. Any photographs (and artists' impressions) show only certain parts of the property at the time they were taken. Any areas, measurements or distances given are approximate only. 3. Any reference to alterations to, or use of any part of the property is not a statement that any necessary planning, building regulations or other consent has been obtained. These matters must be verified by any intending buyer/lessee. 4. Any buyer/lessee must satisfy himself by inspection or otherwise as to the correctness of any Information given. **NB:** Google map images may neither be current nor a true representation. **Photographs, property spec and video highlights:** October 2026. Some images may have been enhanced using artificial intelligence (AI); any such images will be clearly identified individually. Brochure by wordperfectprint.com

OnTheMarket rightmove PRS Property Redress Scheme