



## **GUYZANCE LITTLE CRAKEHALL, DL8 1JG**

A stunning three bedroom semi detached home situated in the popular village of Little Crakehall that offers spacious accommodation, character and style. This Grade II Listed home has been sympathetically modernised by the current owner and offers a superb layout for families or for entertaining, with quirky gardens, off street parking and is conveniently positioned for Bedale, Leyburn and the A1(M).

**£525,000  
FREEHOLD**

**NORMAN F.BROWN**

**Est. 1967**

# GUYZANCE

- Three Double Bedrooms • Stunning Semi Detached Home • Grade II Listed • Refurbished By The Current Owner • Oil Fired Heating • Off Street Parking • Close To Bedale, The A1(M) and Ideal For Richmond & Leyburn • Attractive Gardens & Position • Video Tour Available • Enquire Today For Your Personal Viewing



## Description

A stunning Grade II Listed, Georgian home located in an idyllic position ideal for, Bedale, Leyburn, Northallerton and Junction 51 of the A1(M). The property is lovely and bright and has a great layout and flow.

The property opens into a hallway with stone tile flooring and a built in airing cupboard. Also off the hallway is a useful W.C and a utility room comprising of shaker style wall and base units with a work surface over having an upstand and a single sink. There are spaces for a tall fridge freezer and a washing machine and a back door opens out to the courtyard rear garden.

A spacious and bright sitting room sitting linked to a dining room provides a lovely space for evenings and entertaining. The sitting room has a log burning stove set into an inglenook style fireplace with a stone tile hearth and an under stairs cupboard provides storage. Glazed double doors with side windows lead through to the dining room which has space for a large dining table and chairs plus a dresser and has French doors out to the courtyard garden and a door back into the hallway.

The dining kitchen brings the wow factor with high ceilings and exposed beams and comprises of a range of shaker style wall and base units with a marble worksurface over having a matching upstand and an inset one and half bowl sink with a mixer tap and draining board. There are built in appliances including a fridge and dishwasher with space for an electric range style cooker with a marble splashback. A breakfast bar peninsula separates the kitchen and dining area, which has space for a 6 person dining table and chairs and has double glazed French doors opening out into the front garden and a door out to the back aswell, a lovely space for entertaining or for family time.

The landing gives access to all three bedrooms, the bathroom and has a loft hatch with a drop down ladder to the partly boarded loft. The main bedroom is set to the front with lovely views over Crakehall Beck and is an excellent double with built-in wardrobes and an ensuite, which has a walk in shower, push flush WC and a pedestal mounted washbasin. Bedroom 2 is a good sized double bedroom, again to the front overlooking Crakehall Beck and Bedroom 3, another great double, is to the rear overlooking the gardens. The house bathroom comprises of a tile sided bath, a walk in shower enclosure with a screen door and fixed and hand held shower heads, plus a washbasin set into a vanity unit and a push flush WC.

## Outside

To the front there is an attractive lawned garden with inset trees, flower beds and shrub borders plus a paved seating area with a pergola over. There is a gravelled driveway providing off street parking for 2 - 3 cars with a step up to a stone outbuilding, ideal for storage and housing the oil fired boiler. To the side of the outbuilding are steps up to a bin store and a further lawned garden that has shrub and flowerbeds continuing round to the rear of the house. The rear garden is split level and the lower level has a path round to a courtyard style garden offering a tranquil setting accessed from the kitchen, utility room and dining room and has a range of mature shrub and tree borders.

## Location

Crakehall is a village which lies along the route of the A684 and is split into two parts by Bedale Beck, a tributary of the River Swale. The north-west part is known as Little Crakehall, and the south-east part as Great Crakehall. The village is approximately 2 miles (3 km) west of Bedale, which is a market town and markets have been held in the

town since 1251 with the regular Tuesday market still taking place today. The town has a range of schooling opportunities for children up to the age of 16 years and also boasts a leisure centre with a swimming pool and gym, a football club, golf club and being the gateway to the Yorkshire Dales, there are plenty of scenic walks and country pursuits close by too. Bedale has excellent road links including the new bypass, and Junction 51 of the A1M provides access to the national motorway network. Other transport links close by are the main line railway station in Northallerton, Durham Tees Valley and Leeds Bradford airports are both within an hour's drive away.

#### General Notes

Viewing - by appointment with Norman F. Brown.

Local Authority – North Yorkshire Council

Tel: (01609) 779977

Council Tax Band – F

Tenure – We are advised by the vendor that the property is Freehold.

Construction: Standard

Conservation Area - Yes (Crakehall)

Listed Building Yes Grade II

Windows are a mix of double and single glazed.

#### Utilities

Water – Mains (Yorkshire Water)

Heating: Gas – Oil

Under floor heating to ground floor.

Radiators to first floor.

Water – Hot water cylinder/Immersion Heater

Drainage: Mains

Broadband:

Checker: [www.checker.ofcom.org.uk](http://www.checker.ofcom.org.uk)

Mobile:

Signal Checker visit [www.checker.ofcom.org.uk](http://www.checker.ofcom.org.uk)

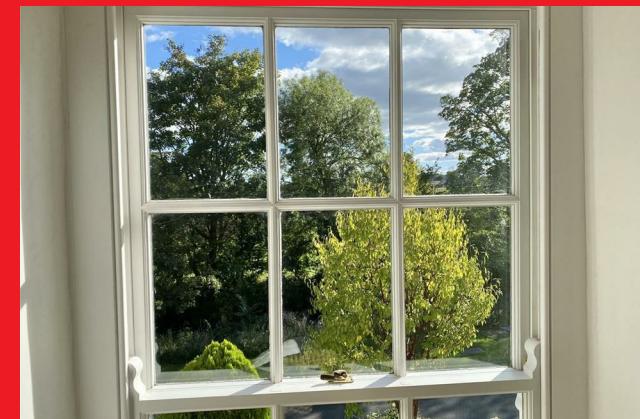
Flood Risk: Very Low

Has the property ever suffered a flood in the last 5 years –

No

Restrictive Covenants: Not Known

## GUYZANCE





## ADDITIONAL INFORMATION

**Local Authority** – North Yorkshire Council

**Council Tax** – Band F

**Viewings** – By Appointment Only

**Floor Area** – 1637.53 sq ft

**Tenure** – Freehold





Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		72
(55-68) D	59	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC

Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers/tenants are advised to recheck the measurements

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