



Low Crankley, Easingwold

£1,100,000

Stephensons
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Low Crankley, York YO61 3NZ

Est. 1871

£1,100,000

An enchanting 5 bedroom detached former farmhouse with 18th Century origins, steeped in history and overflowing with warmth, charm and timeless character set in 2.7 acres of idyllic gardens and providing over 3,250 sq ft of living space situated on a pretty country lane less than 2 miles from the vibrant market town of Easingwold and under 10 miles north of York.

A reception hall welcomes you to Dawnay Farm and latch doors lead off into a generous bootility room, stylish shower room with wc and a show stopping sitting room with a stunning high vaulted ceiling soaring up to 19'10" (6.05m) and featuring a magnificent sandstone fireplace with wood burning stove, double doors out into a secluded courtyard and a timber staircase climbing up to a fabulous mezzanine level, currently used as a gym but versatile enough to be repurposed as a snug, home office or play room.

The impressive 22'11" (6.98m) long dining kitchen is the true heart of this home, combining rustic charm with practical elegance to provide quartz worktops and a range of oak fronted cabinetry with space for freestanding appliances alongside an integrated dishwasher. Character features such as exposed beams and a striking inglenook fireplace add warmth and authenticity while bi-folding doors provide outstanding views and lead you out onto a vast south facing patio, effortlessly blending indoor comfort with outdoor living.

An inner hallway, adorned with the original floor tiles and elegant staircase, leads off into a charming home office featuring an original cast iron fireplace and a generous snug, rich in character with exposed beams and two sets of bi-folding doors that frame delightful views and provide seamless access to the rear garden.

The first floor landing leads off into a principal bedroom with fabulous



Tenure: Freehold
Services/Utilities: Electricity & Water are understood to be connected with sewerage by way of a private septic tank.
Broadband: Up to 1600 Mbps* download speed
EPC Rating: F - 36
Council Tax: F - North Yorkshire Council
Current Planning Permission: No current valid planning permissions

*Download speeds vary by broadband providers so please check with them before purchasing.



views, fitted wardrobes and en-suite shower room, 2 further double bedrooms (both with built-in wardrobes and one with steps down into a "secret room" providing around 139 sq ft (12.94 sq m) of invaluable storage space complemented by a house bathroom with both bath and separate walk-in shower. The second floor features 2 larger than average double bedrooms, both with far reaching rear garden and rural views, and a convenient shower room with WC completes the upper level making it perfect for guests, teenagers or multi-generational living.

Other internal features of note include double glazing and an eco-friendly biomass central heating system offering both comfort and renewable energy sustainability

Externally, the property benefits from off-road parking at the front while to the rear lies an idyllic south-facing garden that enjoys a high degree of privacy and offers glorious far reaching rural views.

Lovingly landscaped by the current owners, the 2.7 acre lifestyle garden is a truly remarkable outdoor space that features 60 trees thoughtfully planted in 2021, an expansive paved seating area, secluded courtyard housing a biomass wood pellet store and a dedicated kitchen garden with greenhouse and vegetable beds, complemented by 3 timber built storage sheds (2 with power connected) and a breathtaking 50m x 25m pond (approx. 4.5m deep) complete with a decked viewing platform and meandering pathways that guide you through the beautifully curated grounds.

This exceptional outdoor space offers a rare blend of privacy, natural beauty, and sustainability perfect for those seeking a peaceful, rural lifestyle.

AGENTS NOTE

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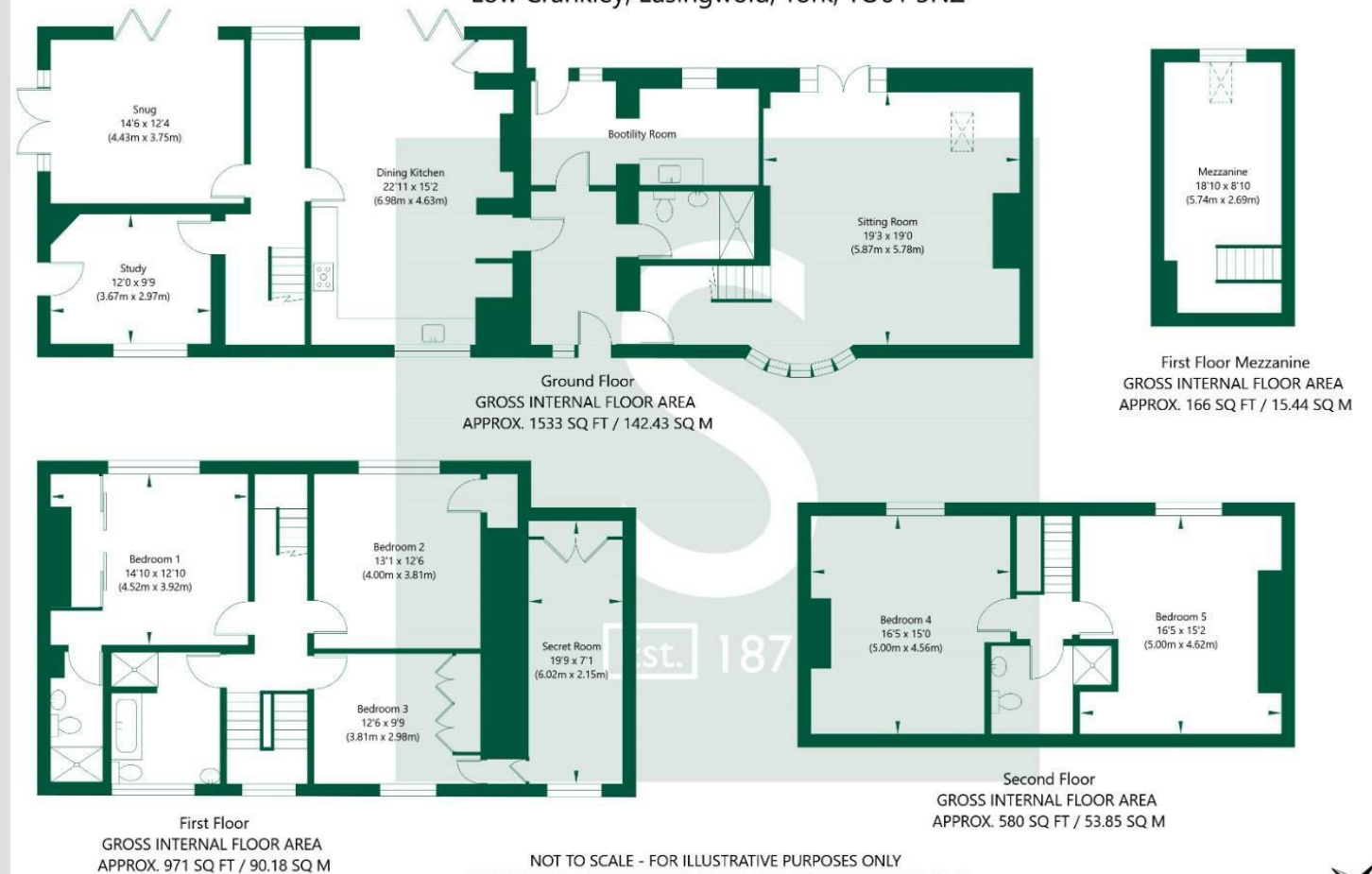
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NOT TO SCALE - FOR ILLUSTRATIVE PURPOSES ONLY
 APPROXIMATE GROSS INTERNAL FLOOR AREA 3250 SQ FT / 301.9 SQ M

All Measurements and fixtures including doors and windows are approximate and should be independently verified.
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