15 CORONATION ROAD, LITTLE CRAKEHALL

BEDALE, DL8 1HZ

£395,000

FREEHOLD

A superb four bedroom detached home located in the popular village of Little Crakehall, ideal for Bedale, Leyburn, Richmond & Junction 51 of the A1(M). Offered for sale with no onward chain, the property offers stylish accommodation with a great layout ideal for modern lifestyles and a lovely garden with views over open fields from the Summer House.

NORMAN F.BROWN

Est. 1967

15 CORONATION ROAD, LITTLE CRAKEHALL

• Four Bedrooms • Detached Home With a Great Layout • Stunning Views over Open Fields To The Rear • Sought After Village Location • Ideal For Bedale, Leyburn, Richmond & The A1(M) • No Onward Chain • Contemporary & Stylish Interior • Oil Fired Heating System & Double Glazing • Video Tour Available • Enquire Today For Your Personal Viewing

The Property

This excellent four bedroom detached home has an excellent layout perfect for a variety of lifestyles. The property is located in a quiet residential area within a popular and conveniently positioned village with stunning views to the rear over open fields.

The property opens into a central hallway opening into the dining kitchen and sitting room. The sitting room is a spacious yet cosy room with a bay window and a contemporary styled log burner set onto a stone hearth. The dining kitchen is set across the rear of the house and is a great space for family time or for entertaining. The kitchen itself has a range of shaker style wall and base units with a granite work top over having a matching upstand with an inset one and a half bowl sink and drainer. There is a space for an electric range style cooker with a (bottled) gas fed hob and extractor hood over. There is an integral dishwasher and space for an American style fridge freezer plus a central island with cupboards and pan drawers and a breakfast bar. There is also a useful understairs cupboard for extra storage and a utility room which has another range of wall and base units with a work top over and space under for a washing machine and dishwasher. Also off the utility room is a contemporary styled downstairs W.C. The dining area is open to the kitchen and has space for an 8 person dining table and chairs and there are French doors opening into the sun room which looks over the attractive rear garden and has French doors out to a paved seating area.

The first floor landing has access to the roof space via a drop down loft ladder and has an airing cupboard housing the immersion heater. The main bedroom is an excellent double to the front with an ensuite comprising of a step in shower with fixed and handheld shower heads and a screen door plus a push flush W.C and a washbasin set into a vanity unit. Bedroom two is another excellent double bedroom with attractive views to the rear over the garden and open fields beyond. bedroom three is a smaller double bedroom again with attractive views to the rear and bedroom four is another smaller double, currently used as an office. The family bathroom has a modern style with a free standing bath, walk in shower with screen, a push flush W.C and a washbasin set into a vanity unit.

Outside to the front is a hardstanding driveway providing off street parking leading to the garden store and there is a gravelled frontage with attractive, well kept shrub and flower bed borders. The rear garden has gated access to the side and can also be entered from the kitchen and sun room. Off the sun room is a paved seating area looking over the garden with a log store and storage for bottled gas. The garden itself is mainly lawned with mature planted borders having hedged and fenced boundaries and there is a useful garden shed for storage. At the top of the garden is another paved seating area with a summer house having lighting and power points looking out over the open fields beyond.

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 – D

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

Construction: Standard

Extensions/Additions: Garage Conversion

Conservation Area - No

Utilities

Water – Mains (Yorkshire Water)

Heating: Oil. New system installed October 2025

New garage door (March 2026) and front windows replaced January 2026.

Back door, downstairs W.C and kitchen windows replaced May 2026

Water – Immersion Heater/Hot water cylinder

Drainage: Mains

Broadband:

Checker: www.checker.ofcom.org.uk

Mobile:

Signal Checker visit www.checker.ofcom.org.uk

Flood Risk: No Risk

Has the property ever suffered a flood in the last 5 years – No

Restrictive Covenants: Not Known

AML Policy (When an offer is accepted):

In accordance with The Money Laundering Regulations 2017, we are required by law to:
• Verify the identity of all buyers
• Check the Politically Exposed Persons and
• Check the Sanctions registers.
• Verify proof of and source of funds for the purchase

The cost of the Identity verification, PEP & Sanctions register checks are £15 for one person and £25 for two people. We will send you a link to the Guild 365 app (which you will need to download) to complete this.

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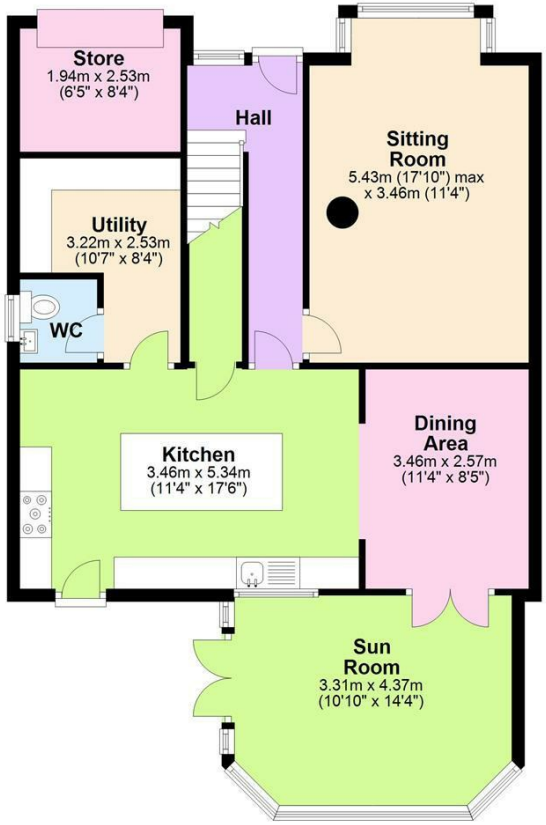
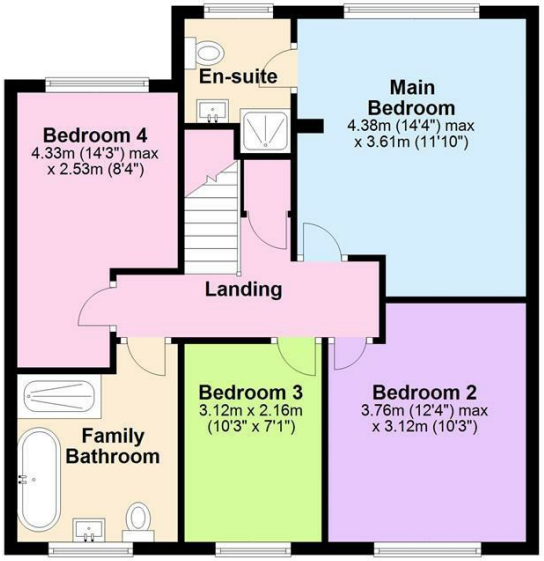
Ground Floor

Approx. 83.3 sq. metres (896.8 sq. feet)

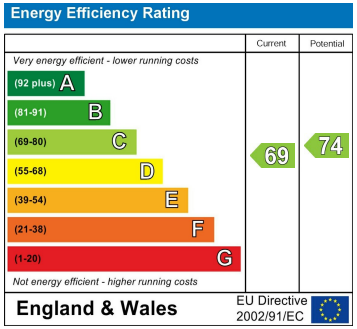


First Floor

Approx. 63.0 sq. metres (677.8 sq. feet)



Total area: approx. 146.3 sq. metres (1574.6 sq. feet)



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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