



# Crosby Moor Farm

Thornton Le Beans, Northallerton, North Yorkshire DL6 3ST



RobinJessop



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## A Picturesque Smallholding Set in the Heart of North Yorkshire

- 5 Bedroom Farmhouse
- Range of Traditional Brick Built Buildings
- Modern General Purpose Buildings
- Extending to 24.21 Acres Approx
- Ideal Equestrian Property
- Guide Price: £1,500,000

### INTRODUCTION

We have been favoured with instructions to place one of the most desirable and outstanding country residences to come on the market in this renowned area for some time. The property is truly superb in both character and location.

### SITUATION

Thornton Le Beans ½ mile, Thornton Le Moor 2½ miles, Northallerton 4 miles, Thirsk 7 miles, Borrowby 3 miles, York 30 miles, Harrogate 33 miles, Teesside 22 miles (all distances are approximate).

The property is beautifully situated south of Northallerton and north of Thirsk close to the villages of Thornton Le Beans and Borrowby. It stands exceptionally well in a fine south facing position with open countryside surrounding the property. It is nicely secluded and set back off the minor council road along a private drive. At the same time the property is very accessible for the market towns of Northallerton and Thirsk. The larger centres of both York and Harrogate are within one hours drive of the property.

### DESCRIPTION

#### THE FARMHOUSE

Crosby Moor Farmhouse is a beautifully presented detached country residence set within gardens and grounds, enjoying a high degree of privacy and seclusion. Offering spacious and characterful accommodation throughout, the property combines traditional charm with practical living.

The property is entered via a welcoming porch/boot room, leading through to an attractive farmhouse style kitchen fitted with a range of bespoke cabinetry, granite work surfaces and integrated appliances, including a Rayburn cooker, Neff dishwasher, electric oven and undercounter fridge. A central island provides additional workspace and informal dining.

The kitchen benefits from exposed beams and hardwood flooring and is complemented by a useful pantry, offering built in shelving together with space and plumbing for a washing machine and tumble dryer.

Flowing naturally from the kitchen are three reception rooms, two of which feature multifuel log burning stoves, together with a

formal dining room, providing excellent space for both everyday family life and entertaining.

To the first floor are five bedrooms and a family bathroom, with the majority of rooms enjoying attractive views over the beautifully maintained gardens and surrounding countryside.

The principal bedroom is particularly spacious and filled with natural light and benefits from an en-suite shower room. The remaining bedrooms are served by a family bathroom comprising a bath with shower over, wash basin set within a marble vanity unit and WC. Throughout the property, a wealth of traditional features including exposed beams, fireplaces and deep-set windows enhance the character of the home, complemented by a range of quality fixtures and fittings.

Externally, the property is surrounded by extensive lawned gardens, mature shrubs, fruit trees, colourful established flower beds and paved seating areas, creating an attractive and private outdoor environment from which to enjoy the peaceful rural setting.

### TRADITIONAL FARM BUILDINGS

There is a very useful and extremely well-maintained range of traditional farm buildings. The buildings are well situated in relation to the main house and arranged in a quadrangle with a central open courtyard. They include a range of loose boxes, stables and feed stores.

The buildings do have potential to convert subject to obtaining the necessary planning consents from North Yorkshire County Council.

### MODERN FARM BUILDINGS

There is a very useful range of more modern farm buildings comprising workshop, secure storage and former cattle yard. The buildings also have the potential for equestrian use.

### THE LAND

The land is divided into three parcels which wrap-around the steading area. The large field to the west of the steading is currently in temporary grass. However, this field was in arable rotation up until recently. The two fields to the front and rear of the steading area are both permanent pasture.

The land provides some good grazing together with the potential to cut the large field for hay or return to arable cropping.

## GENERAL REMARKS & STIPULATIONS

### VIEWING

Viewing is strictly by appointment with Robin Jessop Ltd - 01677 425950

### TENURE

The property is freehold and vacant possession will be given upon completion.

### COUNCIL TAX

Band E.

### BOUNDARIES

The Vendor will only sell such interest (if any) which they have in the boundary fences, ditches, hedges and other boundaries separating this property from other properties not belonging to them. The boundaries are shown edged red with inward facing "T" marks. These boundaries are understood to be the responsibility of the Purchaser(s).

### SERVICES

Mains Water and Electricity are connected to the property. Foul Drainage is to a septic tank.

### FIXTURES & FITTINGS

Only those fixtures and fittings described within this brochure are included in the sale.

### EASEMENTS & RIGHTS OF WAY

The property is sold subject to and with the benefit of all rights of way, whether public or private, light, water, drainage, sewage, support and easements and other restrictive

covenants existing and proposed wayleaves, masts, pylons, stays, cables, drains, water, gas and other pipes whether mentioned in these particulars or not. Without prejudice to the foregoing, please note a plan can be provided for the various easements with regards to underground cables and water pipes that also serve the two neighbouring properties.

### MONEY LAUNDERING REGULATIONS

Please note that if you are the successful purchaser, it is now a legal requirement to provide two forms of ID. This will need to be provided personally in our office. We will then take copies of both these and proof of funds which are also required to comply with Money Laundering Regulations.

### METHOD OF SALE

The property is being offered for sale, initially by Private Treaty. If you would like to discuss any matter concerning the sale, then please kindly record your interest with Robin Jessop FRICS as soon as possible and preferably in writing, enabling us to keep you informed as to progress of the sale.

### OFFERS

All offers must be confirmed in writing. We will not report any verbal offer unless it is confirmed in writing.

### SOLICITORS

Messrs Ison Harrison Solicitors,  
Acting Solicitor: Mr Peter Crangle, 15 High Street,  
Skipton, North Yorkshire BD23 1AJ Tele: 01756  
794611. Email: [peter.crangle@isonharrison.co.uk](mailto:peter.crangle@isonharrison.co.uk)

### LOCAL AUTHORITY

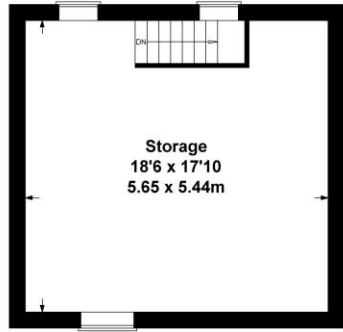
North Yorkshire Council, County Hall, Racecourse  
Lane, Northallerton, DL7 8AD.  
Tele : 0300 1312131



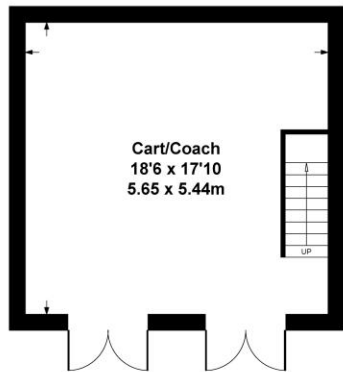


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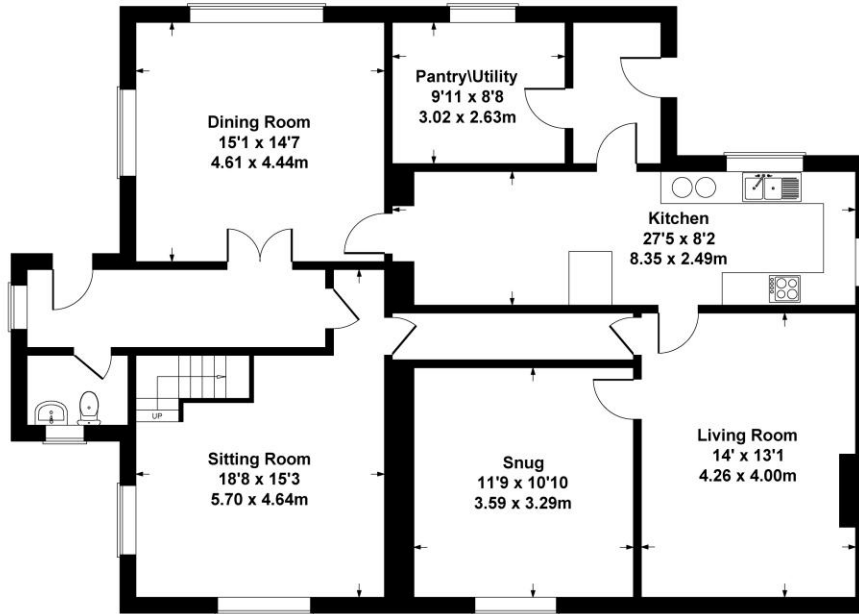
Approximate gross internal area  
 House 262 sq m - 2820 sq ft  
 Outbuilding 61 sq m - 657 sq ft  
 Total 323 sq m - 3477 sq ft



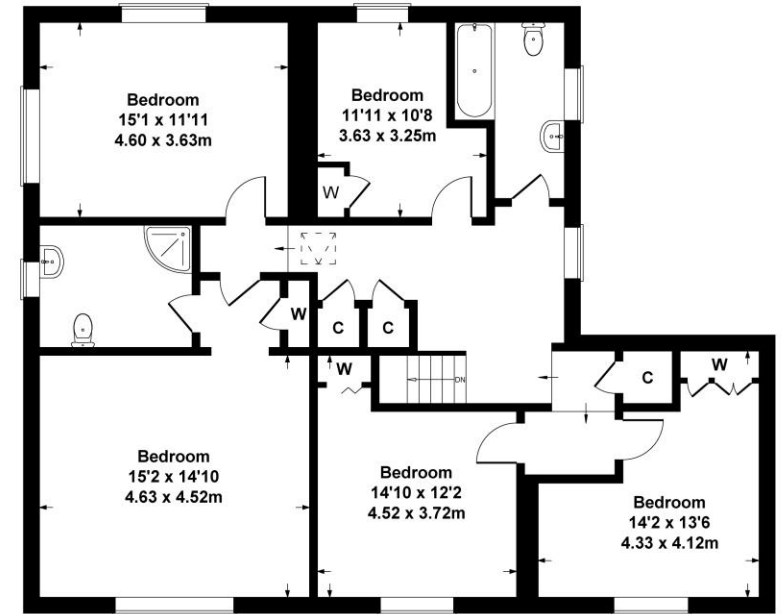
FIRST FLOOR



GROUND FLOOR GARAGE



GROUND FLOOR



FIRST FLOOR

## SKETCH PLAN FOR ILLUSTRATIVE PURPOSES ONLY

All measurements walls, doors, windows, fittings and appliances, their sizes and locations, are approximate only. They cannot be regarded as being a representation by the seller, nor their agent.

Produced by Potterplans Ltd. 2026

Score	Energy rating	Current	Potential
92+	A		
81-91	B		88 B
69-80	C		
55-68	D		
39-54	E	54 E	
21-38	F		
1-20	G		





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