



**MEADOW CROFT, STATION ROAD,
CRAKEHALL, BEDALE, DL8 1HJ**

**£700,000
FREEHOLD**

An impressive four double bed roomed detached home located in an idyllic position on the edge of a popular village ideal for Bedale, Leyburn and the A1(M). The property offers spacious rooms, with a great layout and well presented accommodation and with attractive views to the front and rear is an attractive proposition for a variety of needs. The property also benefits from lovely gardens all around the house, a double garage and lots of off street parking.

NORMAN F. BROWN

Est. 1967

MEADOW CROFT, STATION ROAD,

- Four Double Bedrooms • Impressive Detached Home • Attractive Views To The Front & Rear • On The Edge Of A Popular Village • Ideal For Bedale, Richmond, Leyburn & The A1(M) • Lovely Gardens • Great Layout For Modern Lifestyles • Double Garage & Off Street Parking • Enquire Today For Your Personal Viewing • Marketing Video Available



The Property

This spacious and well presented home opens into a central hallway with stairs leading to the first floor and doors to the snug, sitting room and dining kitchen.

The sitting room is a bright and airy room with wood flooring, a multi fuel burning stove set into an inglenook style fireplace onto a stone hearth and is open to a dining room which has two Velux windows, plus a window to the side and French Doors linking the house to the garden. The dining room also opens into the dining kitchen via glazed double doors.

The kitchen itself was designed and installed by Deansbury Kitchens in Northallerton and comprises of a matching range of wall and base units with a work top over having a matching upstand. There is an inset stainless steel drainer sink plus a Rangemaster electric range style cooker with an extractor hood over and a 2 drawer Fisher and Paykel dishwasher as well as space for an American style fridge freezer. A peninsula separates the kitchen from the dining area which has French doors into the sun room, further wall and base unit cupboards and underfloor heating. Off the dining area is a door through to a rear utility room which has doors to the double garage and to the front, wall and base units with a single drainer sink, space for a secondary tall fridge freezer. Also off the utility is a downstairs WC which has a built in coat cupboard and a WC, washbasin and towel rail.

The sun room off the dining area, has a solid roof, underfloor heating and looks out to the gardens via double glazed windows and French Doors with views of the open field beyond. Finally to the ground floor a cosy snug is nestled away to the front of the property with a bay window looking out to the gardens and a log burning stove set onto a stone hearth with attractive wood flooring.

The first floor landing with its picture window to the rear is another bright space revealing four spacious bedrooms, the

house bathroom and a study. The main bedroom suite is set over the double garage with a double glazed window to the front and French Doors opening to a balcony with wrought iron railings to the rear both looking out to open fields beyond the garden. The main bedroom also has a dressing area with an ensuite off comprising of a step in shower having glazed screens and double sliding doors plus a washbasin set into a vanity unit and a low level push flush WC.

Bedroom two is an excellent double bedroom and also has dual aspect windows to the front and back with attractive views over open fields in both directions. Bedroom three is set to the front of the house and is another great double bedroom with a lovely view and finally bedroom 4 to the rear being either a small double bedroom or an excellent single with fitted wardrobes. Also to the first floor is a study or gaming room with a fitted desk and the attractive view to the front over the garden and open fields beyond. The house bathroom has a contemporary style including a panelled bath with hand held shower and mixer tap over, a low level WC and washbasin plus a step in shower with glazed double sliding doors and screen.

Outside the gardens have something for everyone with a large lawned frontage and a sun house with a patio seating area looking towards a rockery garden split by a gravelled driveway leading to the double garage from the gated entrance and all with a mature hedged boundary. The rear garden is open to the side where the lawn continues round past a paved seating area off the dining area and sun room which has a mature planted border having a range a of flowers and shrubs. A ramp leads up to a fabulous entertaining area, with external power points, a perfect space for family barbecues or just enjoying the quiet ambience. There is also a useful personal door into the double garage and a great shed for additional storage.

The Double garage has two electric up and over doors with an internal door into the utility room. The Garage has a wash area with a worktop having space under for a washing machine and

tumble dryer plus wall and base units and a work top in the workshop area. The garage also houses the oil fired boiler and the tank is to be found in the corner of the rear garden.

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 - No

Listed Building: No

Utilities

Water – Mains (Yorkshire Water)

Heating: Oil

Water – Hot Water Cylinder/Immersion Heater

Drainage: Mains

Broadband:

Checker: www.checker.ofcom.org.uk

Mobile:

Signal Checker visit 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

Please note there is a small development of 5 homes being built further down Station Road, but not in front of the property.

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 - What form that takes depends on your position, but we ultimately need you to provide to us (in the office or via email) evidence of the funding you have in place for the purchase price. That may include proof of deposit, an Agreement in Principle from a lender or if you are a cash buyer, a Bank Statement.

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.

MEADOW CROFT, STATION ROAD,





MEADOW CROFT, STATION ROAD,

ADDITIONAL INFORMATION

Local Authority – North Yorkshire Council

Council Tax – Band F

Viewings – By Appointment Only

Floor Area – 2497.00 sq ft

Tenure – Freehold





Total area: approx. 254.5 sq. metres (2739.5 sq. feet)



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C		71	74
(55-68) D			
(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

Bedale Office Sales
6 Bridge Street
Bedale
North Yorkshire
DL8 2AD

01677 422282
bedale@normanfbrown.co.uk
www.normanfbrown.co.uk

NORMAN F. BROWN

Est. 1967