Sedgwick House

Mastil Lane, Little Crakehall, North Yorkshire, DL8 1JD

RobinJessop

A BEAUTIFULLY APPOINTED VICTORIAN HOME WITH GENEROUS FAMILY ACCOMMODATION SITUATED IN A POPULAR VILLAGE

- Attractive Victorian Stone Built Family Home
- 5/6 Bedrooms
- Three Floors
- Spacious Reception Rooms
- Character Features Throughout
- Established Rear Garden
- Useful Stone Outbuildings & Off Road Parking
- Viewing Strictly by Appointment
- No Onward Chain
- Offers In Excess Of: £515,000

SITUATION

Bedale 2 miles. Leyburn 8.5 miles. Richmond 9.5 miles. Northallerton 10 miles. Darlington 19 miles. (All Distances are Approximate).

The property is attractively situated on the edge of the A684 in an elevated position, which is within the centre of Little Crakehall and a short walk away from Crakehall Village Green.

Crakehall is conveniently located west of the popular and thriving market town of Bedale where there is a wide range of facilities and amenities. It is also well placed in relation to other popular market towns including Leyburn, Richmond and Northallerton and within reasonable travelling distance to the A1(M) bringing larger centres such as Darlington, York and Leeds into a commutable distance

INTRODUCTION

Believed to date back to 1895, this impressive stone built Victorian home offers a unique opportunity to purchase a family home in a popular village location. Sedgwick House retains much of its original architectural appeal while offering spacious accommodation for modern family living.

DESCRIPTION

Sedgwick House is accessed via a welcoming entrance hall which leads through to the spacious ground floor accommodation.

The open plan kitchen/dining room is fitted with a range of wall and base units complemented by granite effect worktops.

The room benefits from an integrated appliances including a Rangemaster oven and dishwasher. Through to the dining room, the attractive bay window provides an abundance of natural light, and a large multi fuel log burning stove, creating a warm and inviting heart of the home throughout all months of the year.

The kitchen, garden room and utility area were substantially enlarged as part of a rear extension completed in 2009, creating generous and practical living space ideally suited to modern family living.

Across the hallway are two reception rooms. The formal reception room features an open fire with an original fireplace sourced from another property, perfectly complementing the character of the home, alongside attractive picture rails and alcove detailing.

The garden room, which forms part of the 2009 extension, enjoys views over the rear garden and benefits from a log burning stove set within a brick surround and bi-fold doors opening onto the rear patio.

To the rear of the property is a useful utility/boot room, offering additional storage and practicality with direct access to the rear garden. The hallway also features a useful understairs W.C and further storage.

To the first floor are three double bedrooms, two of which benefit from fitted wardrobes, together with the family bathroom, which comprises a freestanding bath, separate shower cubicle, wash basin and WC.

The second floor provides three further versatile rooms, currently utilised as a gym, an office/bedroom and an additional bedroom, offering flexible accommodation to suit a variety of lifestyles and requirements.

Externally, the property is complemented by a gravelled parking area to the front. To the rear, the garden features a raised lawn, patio seating area and a range of useful stone outbuildings, including a former coal shed. The established borders are planted with a variety of mature shrubs and flowering plants, while the garden also benefits from an apple tree and a pond stocked with goldfish and carp.

Sedgwick House is a fantastic property, blending period charm with practical modern living, which will appeal to buyers seeking a flexible family home in a peaceful and highly desirable setting on the doorstep of the Yorkshire Dales National Park.

GENERAL REMARKS & STIPULATIONS

VIEWING

Strictly by Appointment with Robin Jessop Ltd – Telephone 01969 622800 or 01677 425950.

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

MONEY LAUNDERING REGULATIONS
Please note that if you are the successful purchaser it is now a legal requirement for you to provide 2 forms of ID. This will need to be provided personally in our office where we can take copies of both this and proof of funds, which we also require to comply with Money Laundering Regulations.

METHOD OF SALE
The property is initially being offered for sale by Private Treaty. However, we reserve the right to conclude the sale by any other means at our discretion.

BOUNDARIES
The boundaries of the property are shown edged red on the plan within this brochure.

WHAT3WORDS
///undertone.spoken.wording

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

TENURE
Freehold with vacant possession. Title Numbers: NYK367986 & NYK206216.

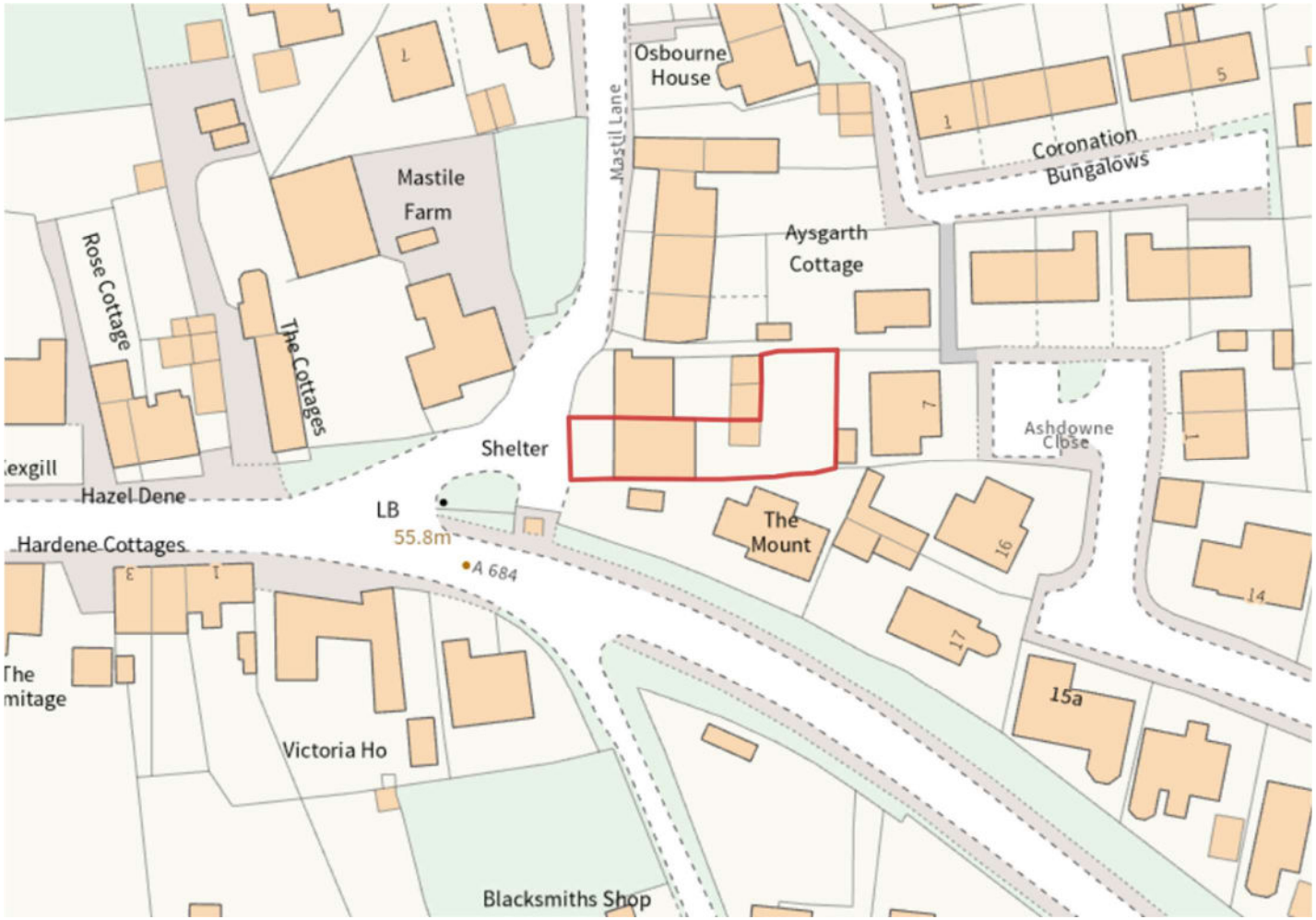
AGENTS NOTE
Single storey extension completed and signed off in 2009.
Replacement double glazed windows installed in 2015.
Roof retiled in 2022.
Garden room enhanced with contemporary bifold doors in 2022.

COUNCIL TAX
Band E.

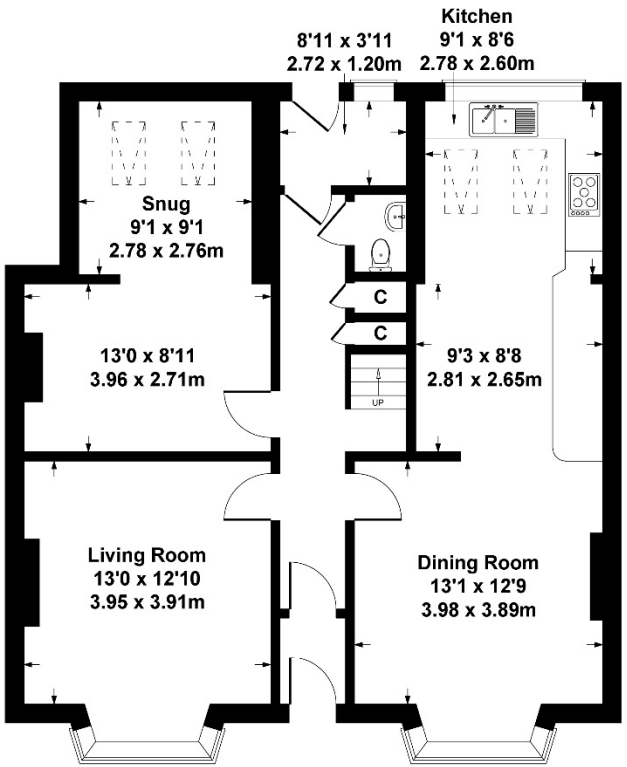
SERVICES
Mains electricity. Mains Water. Mains drainage. Oil fired central heating (2018). Broadband connection available.

LOCAL AUTHORITY
North Yorkshire Council, County Hall, Racecourse Lane, Northallerton, DL7 8AD

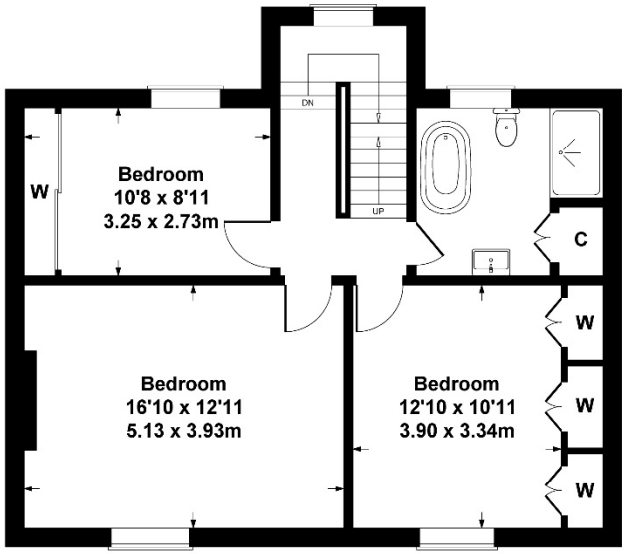
LOCAL PLANNING AUTHORITY
North Yorkshire Council, County Hall, Racecourse Lane, Northallerton, DL7 8AD Tel: 01609 780780



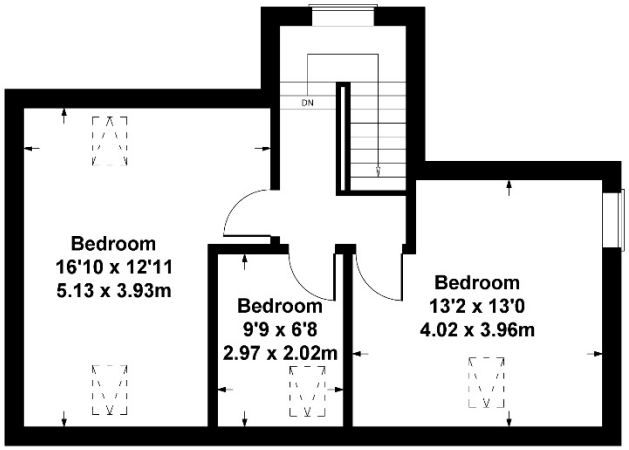
Approximate gross internal area
202 sq m - 2174 sq ft



GROUND FLOOR



FIRST FLOOR

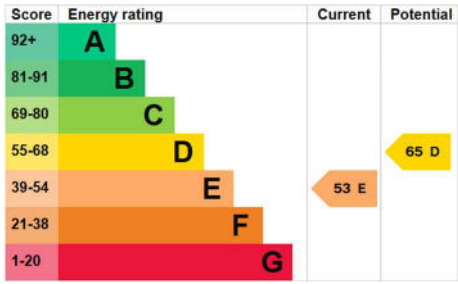


SECOND FLOOR

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



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