



## GREY RIGGS

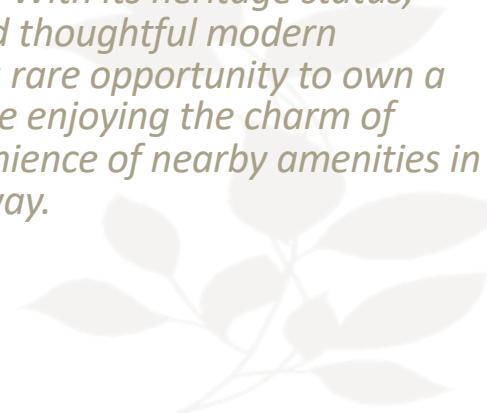
THE GREEN | CRAKEHALL | BEDALE | NORTH YORKSHIRE | DL8 1HP

*Grey Riggs is a beautiful Grade II listed period home that perfectly captures the charm and character of village life in Crakehall. This elegant stone-built property, believed to have been built in the early 18th century, sits on the edge of Crakehall Green, one of the most picturesque village greens in North Yorkshire, offering an idyllic outlook and a quintessentially English setting.*

*Steeped in history, this lovely home combines traditional architecture with timeless appeal, featuring bespoke double-glazed sash windows, a mellow stone façade, and beautifully preserved period detailing.*

*Over recent years, the current owners have undertaken a series of sympathetic updates and improvements, carefully blending modern comfort with respect for the property's historic fabric and original features.*

*Facing directly onto the green, Grey Riggs enjoys a peaceful position at the heart of the village, surrounded by mature trees, open space, and other attractive historic homes. With its heritage status, elegant presentation, and thoughtful modern enhancements, it offers a rare opportunity to own a piece of local history while enjoying the charm of village life and the convenience of nearby amenities in Bedale, just two miles away.*



## ACCOMMODATION

### GROUND FLOOR

- Entrance hall
- Sitting room
- Dining room
- Central hall
- Breakfast kitchen
- Walk-in-pantry
- Cloakroom

### FIRST FLOOR

- Landing
- Principal bedroom
- Generous guest bedroom
- Further double bedroom
- House bathroom

### EXTERIOR

- Enclosed front garden
- Generous rear garden
- Dining terrace
- Garden stores
- Open views over Crakehall Green



## GROUND FLOOR

The elegant sitting room is a beautifully light and welcoming space, enjoying a dual aspect with views over Crakehall Green to the front and the garden to the rear. A large sash window with working shutters fills the room with natural light, while French doors to the rear open directly onto the garden, creating a seamless connection between indoors and out.

A striking feature fireplace provides a charming focal point, complemented by tasteful décor in soft, neutral tones that enhance the room's sense of calm and character. The space opens into a relaxed reading area with bespoke fitted cabinetry and shelving.





The dining room is a beautifully presented and versatile space, ideal for both formal entertaining and relaxed family gatherings. A large sash window to the front provides lovely views across Crakehall Green and fills the room with natural light, enhancing the elegant décor and soft colour palette. A decorative fireplace with a traditional surround forms an attractive focal point, complemented by tasteful wallpaper, detailed cornicing, and dado rail highlighting the period character of the home. Built-in cabinetry offers practical storage while blending seamlessly with the room's timeless style. Conveniently positioned next to the kitchen, the room combines charm and function, making it a delightful setting for dining and entertaining.





The kitchen is a stylish and beautifully appointed space, designed to complement the home's period character while offering modern comfort and practicality. Fitted with bespoke shaker-style cabinetry and solid wood worktops, it exudes timeless country charm, enhanced by elegant detailing and quality finishes. Open shelving provides a practical solution for display and everyday essentials.

At the heart of the room sits a traditional electric Aga, set beneath an attractive mantle, providing both warmth and a charming focal point. A central island offers additional workspace and storage, while a large butler's sink is perfectly positioned beneath a window overlooking the rear garden, filling the room with natural light. A range of integrated appliances includes a washing machine, dishwasher, fridge and freezer.

A glazed rear door opens directly onto the garden, allowing easy access to outdoor space. Throughout the kitchen, hallway, and cloakroom, stylish Porcelanosa flooring adds a touch of sophistication and practicality.

Off the central hallway, a generous walk-in pantry provides excellent storage for provisions, while a well-appointed cloakroom completes the ground floor accommodation.

## FIRST FLOOR

A graceful turned staircase with a beautifully detailed painted balustrade rises from the central hallway, setting a refined tone as it leads to the first floor. The space is bathed in natural light from a large sash window with working shutters on the half landing, which offers views over the rear garden. The abundance of daylight enhances the sense of openness and highlights the property's period character.

The staircase walls provide an ideal backdrop for a gallery display of artwork or family photographs, adding warmth and personality to this transitional space. The landing continues the home's elegant style, with soft décor, traditional wall sconces, and space for a decorative table or chair, creating a welcoming and versatile area that connects the first-floor accommodation.





*The principal bedroom is a beautifully proportioned room of generous size, offering a calm and inviting retreat with plenty of natural light. Two large sash windows with working shutters overlook the picturesque village green, providing charming views and creating a bright, airy atmosphere. Window seats beneath adds both character and a perfect spot to enjoy the outlook.*

*The room is tastefully decorated in soft, neutral tones, enhancing its sense of space and tranquility. Fitted storage provides practical solutions while maintaining the room's elegant aesthetic. With ample space for both bedroom furniture and a comfortable seating area, this is a truly impressive principal suite that blends period charm with everyday comfort.*





The guest bedroom is a bright and inviting space, beautifully presented with soft, neutral décor and a generous sense of proportion. A large sash window with working shutters overlooks the village green, filling the room with natural light and offering a lovely outlook. The window seat enhances the charm and provides a peaceful spot to enjoy the view. Fitted wardrobes offer practical storage, while the soothing palette creates a calm and restful atmosphere - perfect for visiting guests or as an additional double bedroom.

There is a large undeveloped attic spanning over the first floor offering potential to create additional living space.

Bedroom three is a cosy and versatile room, ideal as a child's bedroom, guest room, or home office. A sash window frames views over the rear garden. Thoughtfully arranged to make the most of the space, it offers flexibility for a variety of uses while maintaining the elegant and welcoming character.





The bathroom is generously proportioned and designed with a refined sense of style, combining classic elegance with modern comfort. Beautifully appointed with Perrin and Rowe sanitary ware and polished chrome fittings, it includes a deep panelled bath and a spacious walk-in shower with glass enclosure, offering versatility for everyday living.

Built-in storage ensures a clutter-free environment, while the heated towel rail adds a touch of luxury. The soft, neutral décor and timber flooring create a warm and inviting atmosphere, complemented by subtle detailing such as half-panelled walls and tasteful lighting. A wide window allows natural light to illuminate the space and provides a pleasant outlook over the garden, enhancing the bathroom's calm and elegant character.

## EXTERIOR



*Grey Riggs is approached through a gravelled front garden, enclosed by stone walling and wrought iron railings, which creates an attractive and welcoming first impression. Neatly clipped shrubs and a paved pathway leads to the front door.*

*The front garden enjoys lovely views across the village green, enhancing the sense of place and connection with the surrounding setting.*

*To the rear, the principal gardens are a true feature of Grey Riggs, offering a beautifully landscaped and tranquil outdoor space. A stone terrace lies directly behind the house, with steps complete with a useful handrail, rising to a generous lawned area bordered by well-stocked flowerbeds, mature shrubs, and established trees including a mature apple tree. The garden enjoys a wonderful sense of privacy, with several seating areas positioned to capture the sun throughout the day.*

*In addition, there is a timber workshop with power and light, perfect for storage or hobbies, and a garden/log store together with a further garden shed providing extra practicality.*

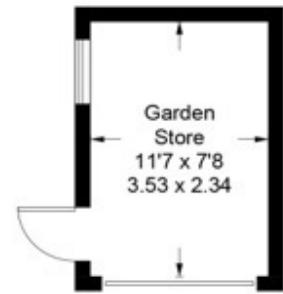
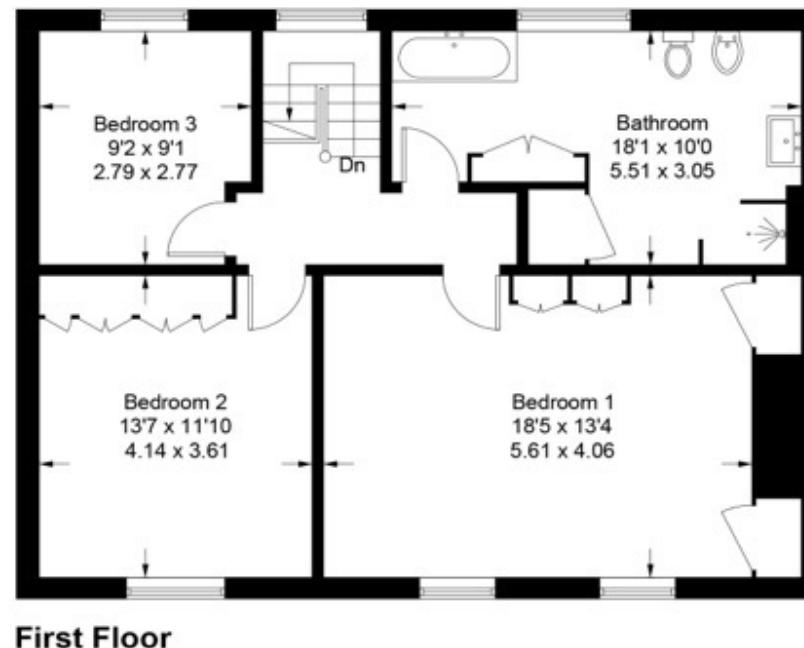
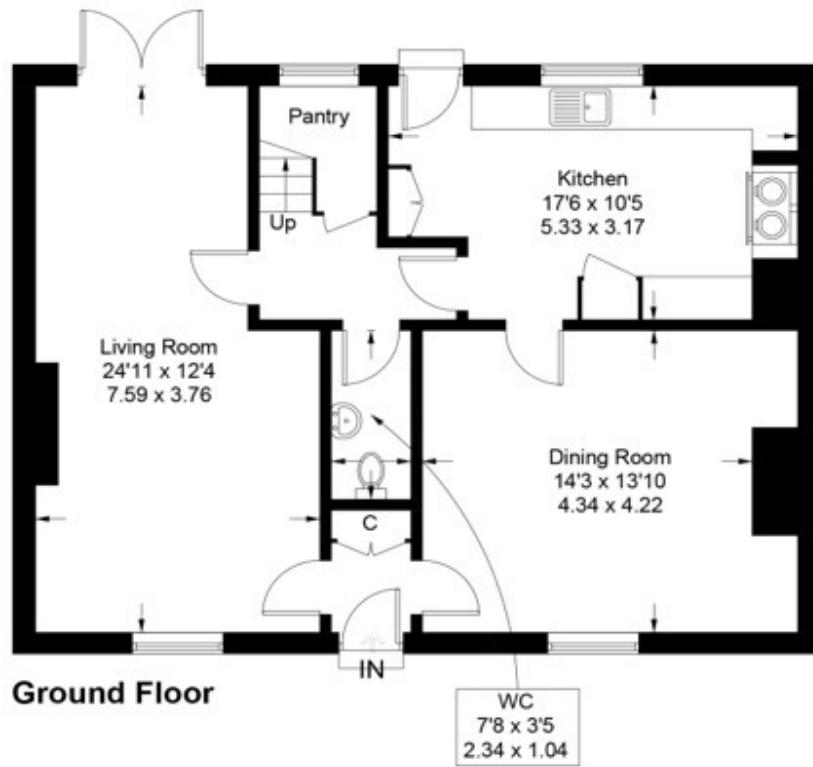
*Altogether, the gardens form a delightful and secluded retreat, blending structure, colour, and charm in equal measure.*

*Note: In addition there are two brick-built storage units, accessed across land owned by a neighbouring property, measuring approximately 6ft x 8ft and 6ft x 6ft approximately. These structures provide practical and secure storage space for logs, garden tools, or other outdoor equipment.*



# Grey Riggs, The Green, Crakehall, DL8 1HP

Approximate Gross Internal Area  
Ground Floor = 828 sq ft / 76.9 sq m  
First Floor = 822 sq ft / 76.4 sq m  
Garden Store = 89 sq ft / 8.3 sq m  
Total = 1739 sq ft / 161.6 sq m



(Not Shown In Actual Location / Orientation)

Illustration for identification purposes only, measurements are approximate, not to scale.

# LOCATION



Crakehall is a charming and picturesque village just 2 miles west of Bedale. Often described as one of the prettiest villages in the Dales, it offers the perfect blend of rural tranquillity and convenient access to nearby amenities.

The village is centred around the village green, fringed by stone cottages and mature trees, creating a quintessential English countryside feel. Bedale Beck meanders close by, adding to the village's peaceful charm and scenic walks.

Crakehall boasts a welcoming community spirit and a selection of local amenities, including a traditional pub, village hall, a thriving village shop and petrol station, church, cricket ground, and well-regarded primary school, all contributing to a vibrant village life.

Bedale is a charming Georgian market town offering an excellent range of local amenities and a warm, welcoming atmosphere. The town's attractive high street is lined with independent shops, cafés, and traditional pubs, alongside essential services such as supermarkets, a post office, a medical centre, and a weekly market that continues its long-standing local tradition. Bedale also hosts a variety of community events throughout the year, including markets and seasonal celebrations, reflecting its vibrant local character.

The nearby bustling market town of Leyburn serves as a gateway to the Yorkshire Dales National Park and offers a charming mix of rural character and everyday convenience. With its traditional marketplace, independent shops, cafés, and weekly market, Leyburn provides a lively centre for shopping, dining, and local services, all set against a backdrop of beautiful countryside.

**Schools:** Crakehall is home to Crakehall Church of England Primary School, a well-regarded village school for children aged 4 to 11. With small class sizes and a nurturing, community-focused ethos, it provides an excellent start to education in a supportive rural setting.

The school is part of the Synergy Schools Federation, which enhances learning opportunities through collaboration with neighbouring schools.

For secondary education, pupils typically attend The Wensleydale School & Sixth Form in nearby Leyburn, offering a broad curriculum and post-16 options. Other popular choices within easy reach include Richmond School, Ripon Grammar School, and Thirsk School & Sixth Form College, all of which provide a wide range of academic and extracurricular opportunities.

**Leisure and Recreation:** The surrounding area offers a wide variety of sports and recreational activities for residents and visitors of all ages.

The Bedale Leisure Centre features a 25-metre swimming pool ideal for both leisurely swims and fitness training. It also offers a fully equipped gym with a range of cardio and strength equipment, alongside a diverse programme of fitness classes including yoga, Pilates, and spin.

Crakehall and nearby Bedale provide further leisure opportunities, including Bedale Golf Club, an 18-hole parkland course welcoming golfers of all abilities. Bedale Park offers tennis courts, a children's play area, and open green spaces, while the surrounding countryside provides scenic walking and cycling routes.

The area has a vibrant sporting community, with clubs for football, cricket, and bowls, catering to all ages and abilities. Community spirit is celebrated each year through the Bedale Sports Festival, which brings together residents and visitors for tournaments, fun runs, and family-friendly entertainment.

## TRANSPORT LINKS

**Roads:** Crakehall lies directly on the A684, which provides a direct east-west route through North Yorkshire, connecting the village to Bedale, Leyburn, Northallerton and beyond.

The Bedale Bypass diverts through-traffic around Bedale and links into Junction 51 of the A1(M), giving fast access to the national motorway network.

The A1(M) is just a few miles east of Crakehall (via the A684/B6505 corridor), offering direct north-south access toward York, Leeds, Newcastle, and beyond.

Locally, minor roads link Crakehall to the surrounding villages and scenic countryside, offering both quiet rural routes and convenient access to key local centres.

**Trains:** Crakehall benefits from convenient access to several mainline railway stations. The nearest is Northallerton, approximately 8 miles away, offering regular services on the East Coast Main Line to York, Leeds, Newcastle, Edinburgh, and London King's Cross.

Thirsk and Darlington stations also lie within easy reach, providing additional fast links across the UK.

The Wensleydale Railway runs heritage and seasonal passenger services from nearby Bedale and Leeming Bar, connecting local communities and offering a scenic leisure route through the Dales.

Together, these rail options give residents of Crakehall excellent access to both regional and national destinations, making the village ideal for commuters and travellers alike.

**Airports:** The closest airport to Crakehall is Teesside International Airport (formerly Durham Tees Valley), located in the Darlington area.

A more major regional option is Leeds Bradford Airport (LBA), about 35 miles away and reachable by car in under an hour.

For longer-haul or broader connections, Newcastle Airport (NCL) is also accessible — approximately 64–65 miles away.



**Method of Sale:** The house is offered for sale by private treaty; however, the Agents reserve the right to conclude negotiations by any other means at their discretion.

**Services:** Mains electricity, water and drainage. Oil fired central heating.

**Fixtures and fittings:** All items normally designated as fixtures and fittings are specifically excluded from the sale unless they are mentioned in the particulars of sale.

**Covenants, Easements, Rights of Way:** The property will be sold subject to all covenants, easements and rights of way whether specifically mentioned in these particulars or not.

**Energy Performance Certificate:** Rating D: Full copy of the energy performance certificate is available upon request.

**Tenure and Possession:** The property is offered for sale freehold with vacant possession upon completion.

**Mileages:** Bedale 2 miles, A1 (M) 3.5 miles, Leyburn 8 miles, Northallerton 9 miles, Ripon 12 miles, (All mileages are approximate)

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