



GSC GRAYS

PROPERTY • ESTATES • LAND

CRAKEHALL WATERMILL

Little Crakehall, Bedale

CRAKEHALL WATERMILL

LITTLE CRAKEHALL, BEDALE, DL8 1HU

A SUBSTANTIAL, GRADE II LISTED PROPERTY SET WITHIN GROUNDS OF APPROXIMATELY 3.95 ACRES, BENEFITTING FROM VARIOUS BUSINESS OPPORTUNITIES AND A HISTORIC WORKING WATERMILL

Accommodation

Three Reception Rooms • Breakfast Kitchen • Utility

Five Double Bedrooms (Two with En Suite Facilities)

Two Bathrooms • Extra Loft/Attic Space

Two Self-Contained Holiday Let Cottages (1 x One Bedroom and 1 x Three Bedroom) • Assured Shorthold Tenancy Two Bedroom Cottage

Externally

Approximately 3.95 acres of Gardens and Grounds • Private Lawns to the Main House • Ample Parking • Private Gardens for the Three Investment Properties

Historic Watermill • Paddock • Former Five Pitch Caravan Site

Additional Outbuildings Comprising Storage, Workshop and Log Shed



GSC GRAYS

PROPERTY • ESTATES • LAND

5 & 6 Bailey Court, Colburn Business Park,
Richmond, North Yorkshire, DL9 4QL

Tel: 01748 829217

www.gscgrays.co.uk

richmond@gscgrays.co.uk





Situation and Amenities

The property is positioned in the attractive village of Crakehall, which is surrounded by countryside with a range of walks on the doorstep and situated only a few miles from the market town of Bedale. There are several amenities within the village including a pub, village school, petrol station with shop, a church and village hall. The village has a substantial village green where there are various activities throughout the year including cricket matches and quoits.

The nearby market town of Bedale offers a good range of amenities including a wide variety of independent and national shops, several public houses, restaurants, a GP practice, sports clubs, a leisure centre and a supermarket. There are also various schooling options at nursery, primary and secondary levels, as well as private education facilities available in the area, notably Queen Mary's School, Queen Ethelburga's College, Aysgarth at Newton le Willows, Barnard Castle School and Ripon Grammar School.

The A684 leads through the village, providing access to the Yorkshire Dales National Park as well as great access links to both the A1(M) and A19 for commuting across the region and there is a mainline railway station at Northallerton.

Bedale 2 miles, Northallerton 10 miles, Ripon 18 miles, Harrogate 31 miles, York 40 miles, Leeds 52 miles (please note, all distances are approximate).



Crakehall Watermill

This unique property, nestled in a highly regarded village, offers a versatile and flexible business opportunity with a variety of income streams, as well as a fantastic family home.

The main house is set over three floors with lovely private gardens and spacious living accommodation with a traditional layout. It has a wealth of period features including a traditional spindle staircase, sash windows, various attractive fireplaces, some housing log-burning stoves, beams, bay windows, traditional style doors, exposed timber flooring and picture rails, to name a few. The property would benefit from some modernisation yet offers potential to create a tailor-made home.

The original working watermill dates back Domesday in 1086 AD and is an excellent example of a working cornmill. Steeped in history and sympathetically maintained, still operating using traditional materials, the mill is producing specialist flour, which is sold locally.

Two of the cottages are currently being run as successful holiday lets and are beautifully presented. The cottages enjoy lovely views over the beck and are the perfect base from which to explore the Yorkshire Dales. There is also an additional two-bedroom cottage with a long-term tenant, which is also well presented.

The gardens surrounding the main house are substantial and offer various seating areas including a summerhouse, to enjoy the lovely aspect towards the mill and village beck. There is also the added benefit of a grass paddock which could potentially be reinstated to the former five pitch caravan site.

There is a second paddock which would be perfect for those with equestrian interests, completing the substantial grounds surrounding the property.



Millers Retreat



Millers Retreat



Watermill House Accommodation

The spacious entrance hall leads to the main living accommodation which includes a formal sitting room and separate dining room. The dining room links to the breakfast kitchen, which has timber units, granite-effect work surfaces and space for a breakfast table.

Further doors from the dining room and rear hallway give access to an additional substantial reception room which is currently used as a study but would make an ideal playroom or potential ground floor bedroom if required.

A substantial utility, ground floor bathroom and boiler room complete the ground floor accommodation.

There is a spindle staircase leading up to the first-floor landing and onwards to three good-sized double bedrooms, including a principal bedroom with en-suite bathroom, complete with separate shower and bath. There are two further bathrooms to this floor, one with a panelled bath and separate shower and an additional bathroom which is situated adjacent to bedroom three, offering the potential to reinstate the previous Bed and Breakfast business if desired.

A staircase leads up to the second floor which offers two double bedrooms, one of which benefits from an en-suite

shower room, whilst the fifth bedroom provides easy access to a substantial attic space.

Miller's Retreat

This substantial holiday let cottage has an entrance hall which leads to three double bedrooms, all benefitting from an en-suite.

A staircase leads down to the main living accommodation which is a substantial space with dining and seating areas, a log-burning stove and patio doors leading out to the private seating area to the rear. The kitchen has contemporary fitted cabinetry and integrated appliances.

Miller's Retreat benefits from various patio seating areas, to enjoy the lovely rear aspect over the village beck.

Croft Cottage

The entrance hall has latch doors leading to the living accommodation which includes an open-plan living and dining kitchen, with cream-fronted units and a Calor gas stove.

There is a double bedroom with fitted wardrobes and a shower room.

The enclosed garden has lawns, gravelled pathways and a patio seating area, with well-stocked flower beds.

Mill Cottage

Currently let on an Assured Shorthold Tenancy, the cottage

has a well-equipped dining kitchen, separate sitting room and two double bedrooms as well as a house bathroom.

Gardens and Grounds

The property is approached by a tree-lined drive with the mill pond running adjacent, leading to a substantial parking area, which is shared with the cottages.

The main house gardens wrap around the property and offer various seating areas, substantial lawns, well-stocked flower beds and a summerhouse. There are also various mature trees within the garden.

The three cottages all have their own private gardens and seating areas, with views over the beck and mill race. There are two paddocks, one of which has potential to run a 5-pitch caravan site with water supply, five electric hook-ups, chemical waste disposal and a w.c.

Owner's Insight

The current owners love the peaceful village setting with weeping willows over the mill race, along with the village green and lovely community. The property is located close to the Yorkshire Dales and moors.

There is a mainline train station approximately 20 minutes away and access to the A1(M) approximately 2 miles away.

Tenure

The property is freehold and will be offered with vacant possession on completion. We understand that Mill Cottage has a sitting tenant, with an agreement in place until March 2026. We understand Croft Cottage and Millers Retreat are subject to an occupancy restriction for holiday let use only.

Viewings

Strictly by appointment with GSC Grays.
T: 01748 829 217.

Local Authority

North Yorkshire Council. Council tax band G (main House) and B (Mill Cottage)

Millers Retreat and Croft Cottage are currently rated for business purposes.

Services

Mains water and sewerage, mains electric. Oil-fired heating to Watermill House. Air Source Heat Pump to Miller's Retreat. Mains electric heating to Mill Cottage and Croft Cottage.

Wayleaves and Covenants

Crakehall Watermill is sold subject to and with the benefit of all existing rights, including rights of way, light, drainage, water and electricity and all other rights and obligations, easements and all wayleaves or covenants whether disclosed or not.

We understand that there is a public footpath which runs through the title of Crakehall Watermill.

We understand that the property does not own the fishing rights.

We also understand that there is an easement in place, through the title in favour of Yorkshire Water.



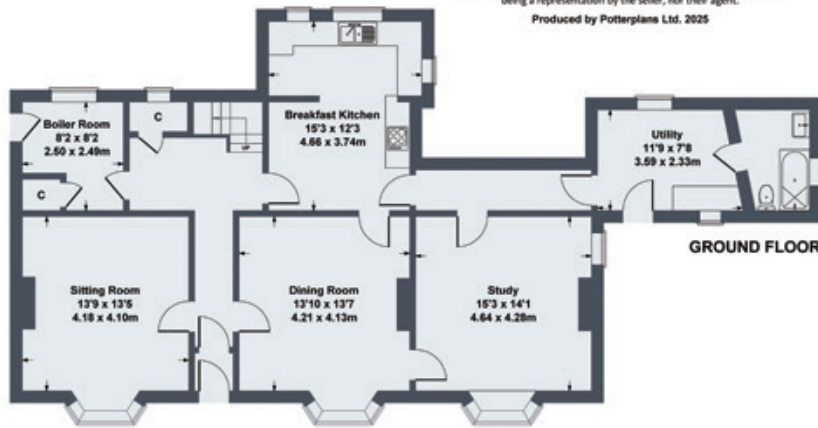
Crakehall Water Mill (Watermill House)

Approximate Gross Internal Area
2831 sq ft - 263 sq m

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. 2025



SECOND FLOOR



FIRST FLOOR

Crakehall Water Mill (Mill Cottage)

Approximate Gross Internal Area
732 sq ft - 68 sq m



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. 2025

Crakehall Water Mill (Croft Cottage)

Approximate Gross Internal Area
398 sq ft - 37 sq m



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. 2025

Crakehall Water Mill (Miller Retreat)

Approximate Gross Internal Area
1345 sq ft - 125 sq m

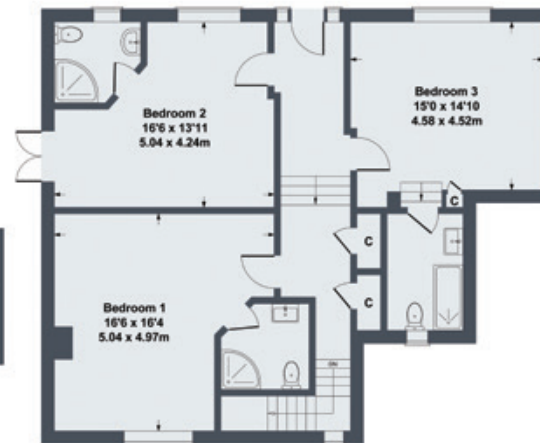
SKETCH PLAN FOR ILLUSTRATIVE PURPOSES ONLY

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. 2025

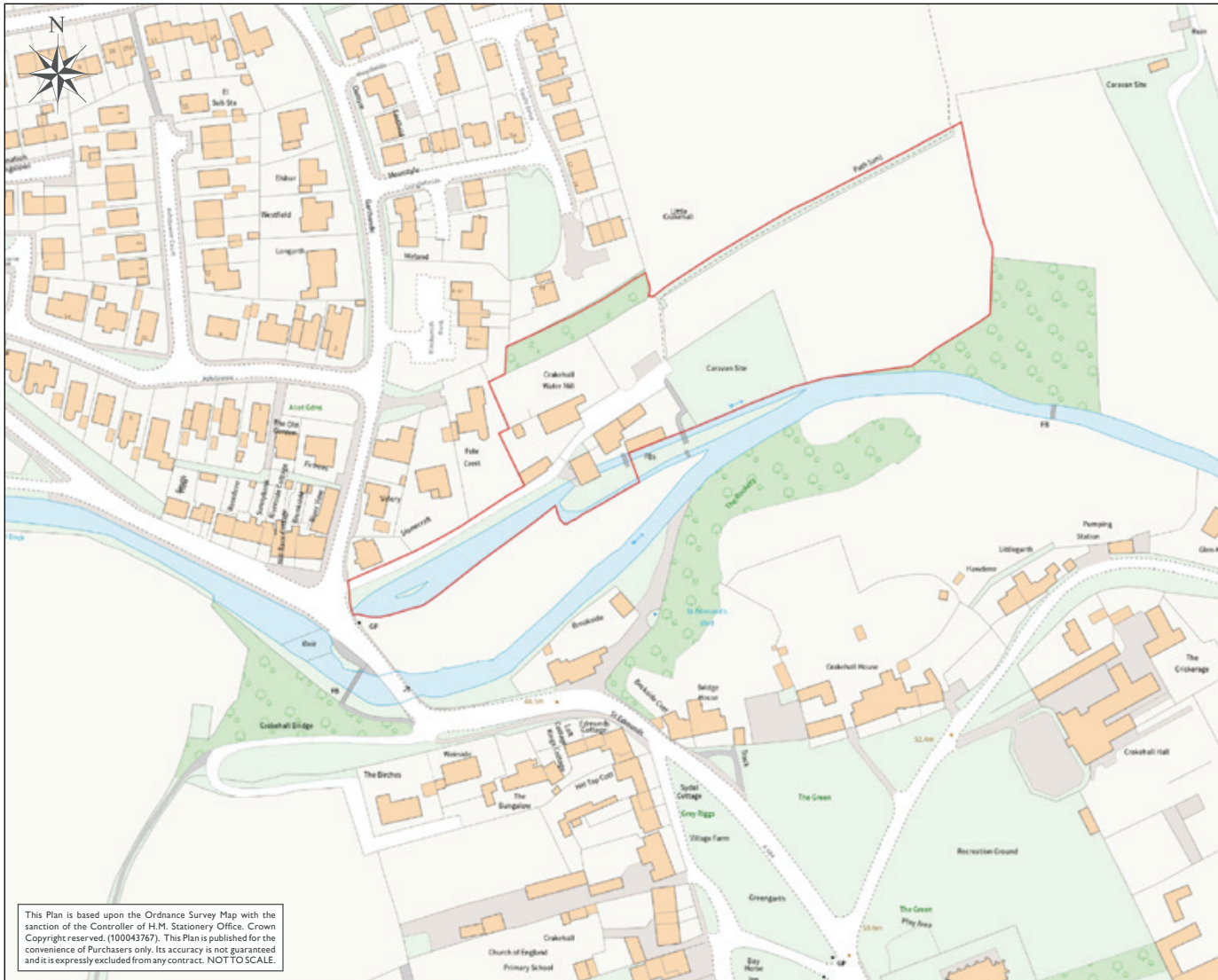


GROUND FLOOR



FIRST FLOOR





DISCLAIMER NOTICE:

PLEASE READ: GSC Grays gives notice to anyone who may read these particulars as follows:

1. These particulars, including any plan, are a general guide only and do not form any part of any offer or contract.
2. All descriptions, including photographs, dimensions and other details are given in good faith but do not amount to our presentation or warranty. This should not be relied upon as statements of facts and anyone interested must satisfy themselves as to their corrections by inspection or otherwise.
3. Neither GSC Grays nor the vendors accept responsibility for any error that these particulars may contain however caused.
4. Any plan is for guidance once only and is not drawn to scale. All dimensions, shapes, and compass bearings are approximate and you should not rely on them without checking them first.
5. Nothing in these particulars shall be deemed to be a statement that the property is in good condition, repair or otherwise nor that any services or facilities are in good working order.
6. Please discuss with us any aspects that are important to you prior to travelling to the property.

Particulars written: June 2025

Photographs taken: May 2025

