



SPRINGFIELD LEYBURN ROAD
Little Crakehall, Bedale

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Bedale, DL8 1JF

This well-presented bungalow offers spacious and versatile accommodation throughout. Located in the sought after village of Little Crakehall, a welcoming central hallway leads to a light and airy sitting room featuring a multi-fuel stove and French doors to the rear garden. The well-equipped kitchen opens into a conservatory, ideal for entertaining, with a separate dining room or fourth bedroom positioned across the hall. There are a further three generous double bedrooms, including one with an en-suite and another with a wet room, plus a family bathroom. Externally, the property benefits from a substantial driveway and an impressive, private rear garden arranged in three distinct areas with patio, lawns, vegetable beds, sheds and outbuildings all backing onto open farmland to the rear.



GSC GRAYS

PROPERTY • ESTATES • LAND

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Situation and Amenities

The picturesque village of Crakehall is nestled within the heart of North Yorkshire. This quintessentially English rural setting boasts a good range of amenities and a strong sense of community, centred around a 5-acre village green.

The village hall offers regular activities and there is a cricket club, quitois club and youth club as well as a church, primary school and local pub.

Two miles from Crakehall lies the market town of Bedale, offering a good range of further amenities including a wide variety of independent and national shops, several public houses, restaurants, GP practice, sports clubs and supermarket.

There are 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 School at Newton le Willows and Barnard Castle School.





Description

This spacious and well-appointed bungalow offers versatile accommodation arranged around a central hallway with excellent storage and access to a partially boarded loft. The light-filled sitting room features an attractive inglenook fireplace with multi-fuel stove and a dining area with French doors opening onto the rear garden. To the rear, the fitted kitchen opens into a conservatory, ideal for entertaining, with a separate dining room positioned across the hall. The property provides three generous double bedrooms, including en suite and wet-room facilities, together with a family bathroom and a useful utility room. Externally, there is ample driveway parking and a mature, private rear garden arranged in three distinct sections with patio, lawns, vegetable plots and outbuildings.



Accommodation

The property is entered via a welcoming central hallway, offering excellent built-in storage including a shelved cupboard, additional coat and shoe storage accessed from the utility room and a loft hatch with drop-down ladder leading to a partially boarded loft. The sitting room is a bright and inviting space, featuring a multi-fuel stove set within an inglenook fireplace with stone hearth and surround, complemented by a dining area with French doors opening onto the rear garden.

Positioned to the rear, the kitchen is fitted with a comprehensive range of wall and base units, roll-edge work surfaces and tiled splashbacks, incorporating a one-and-a-half bowl sink. Integrated appliances include a four-ring electric hob with extractor, oven and grill, with space provided for a tall fridge/freezer and dishwasher. The kitchen flows seamlessly into the conservatory, an excellent space for both everyday living and entertaining, with direct access to the garden. A separate dining room or fourth bedroom lies opposite, offering generous proportions suitable for more formal occasions or a large double bedroom at the front of the bungalow.

The accommodation includes three further double bedrooms, all benefiting from built-in storage. The principal bedroom is located adjacent to the family bathroom and further features an airing cupboard housing the pressurised central heating system. Bedroom two enjoys the benefit of a wet room, while the third bedroom at the rear offers garden and countryside views and is served by a well-appointed en suite bathroom. A useful utility room is positioned to the front of the property and provides additional storage, appliance space and a stable-style door leading outside.

Externally

Externally, the property enjoys a substantial driveway to the front. The private rear garden is a particular feature, arranged across three distinct areas including a patio terrace, lawned gardens, established borders, vegetable beds, greenhouse, multiple sheds and purpose-built kennels, all enclosed by mature fencing and planting with outdoor power and water and backing on to open farmland with far-reaching views.

Viewings

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

Tenure

The property is freehold and will be offered with vacant possession on completion.

Local Authority

North Yorkshire Council. Council tax band D.

Services

Oil-fired central heating. Mains electricity, water and drainage.

Wayleaves and Covenants

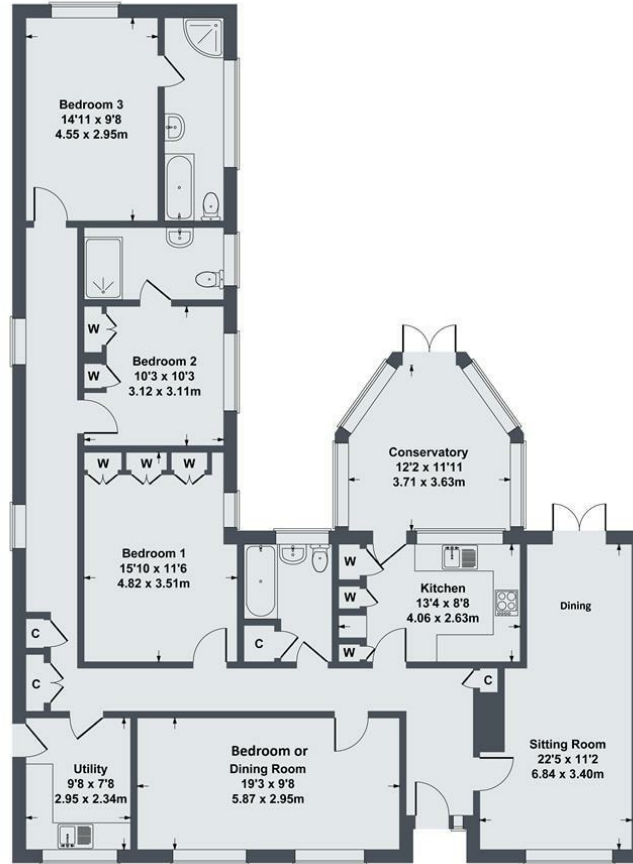
The Bungalow is sold subject to and with the benefit of all existing rights, including rights of way, light, drainage, water and electricity and all other rights and obligations, easements and all wayleaves or covenants whether disclosed or not.

Particulars and Photographs

Particulars prepared and photographs taken April 2026.

Springfield Little Crakehall, Bedale, DL8 1JF FP

Approximate Gross Internal Area
1679 sq ft - 156 sq m



GROUND 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

| Energy Efficiency Rating | | |
|---|----------------------------|-----------|
| | Current | Potential |
| Very energy efficient - lower running costs | | |
| (92 plus) A | | |
| (81-91) B | | 82 |
| (69-80) C | | |
| (55-68) D | 66 | |
| (39-54) E | | |
| (21-38) F | | |
| (1-20) G | | |
| Not energy efficient - higher running costs | | |
| England & Wales | EU Directive 2002/91/EC | |



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