



Low Crankley, Easingwold, York Guide Price £1,100,000

A truly enchanting 5 bedroom detached former farmhouse with 18th-century origins, steeped in history and overflowing with warmth, charm and timeless character set in 2.7 acres of idyllic gardens and grounds off a pretty country lane less than 2 miles from the vibrant market town of Easingwold and under 10 miles north of York. This remarkable 3,250 sq ft home offers the rarest of combinations - rural seclusion without isolation, heritage without compromise and beauty without effort.

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Inside

A reception hall welcomes you to Dawnay Farm and latch doors lead off into a generous bootility room, stylish shower room with wc and a show stopping sitting room with a stunning high vaulted ceiling soaring up to 19'10" (6.05m) and featuring a magnificent sandstone fireplace with wood burning stove, double doors out into a secluded courtyard and a timber staircase climbing up to a fabulous mezzanine level, currently used as a gym but versatile enough to be repurposed as a snug, home office or play room.

The impressive 22'11" (6.98m) long dining kitchen is the true heart of this home, combining rustic charm with practical elegance to provide quartz worktops and a range of oak fronted cabinetry with space for freestanding appliances alongside an integrated dishwasher. Character features such as exposed beams and a striking inglenook fireplace add warmth and authenticity while bi-folding doors provide outstanding views and lead you out onto a vast south facing patio, effortlessly blending indoor comfort with outdoor living.



An inner hallway, adorned with the original floor tiles and elegant staircase, leads off into a charming home office featuring an original cast iron fireplace and a generous snug, rich in character with exposed beams and two sets of bi-folding doors that frame delightful views and provide seamless access to the rear garden.

The first floor landing leads off into a principal bedroom with fabulous views, fitted wardrobes and en-suite shower room, 2 further double bedrooms (both with built-in wardrobes and one with steps down into a "secret room" providing around 139 sq ft (12.94 sq m) of invaluable storage space complemented by a house bathroom with both bath and separate walk-in shower. The second floor features 2 larger than average double bedrooms, both with far reaching rear garden and rural views, and a convenient shower room with WC completes the upper level making it perfect for guests, teenagers or multi-generational living.

Other internal features of note include double glazing and an eco-friendly biomass central heating system offering both comfort and renewable energy sustainability

Outside

Externally, the property benefits from off-road parking at the front while to the rear lies an idyllic south-facing garden that enjoys a high degree of privacy and offers glorious far reaching rural views.

Lovingly landscaped by the current owners, the 2.7 acre lifestyle garden is a truly remarkable outdoor space that features 60 trees thoughtfully planted in 2021, an expansive paved seating area, secluded courtyard housing a biomass wood pellet store and a dedicated kitchen garden with greenhouse and vegetable beds, complemented by 3 timber built storage sheds (2 with power connected) and a breathtaking 50m x 25m pond (approx. 4.5m deep) complete with a decked viewing platform and meandering pathways that guide you through the beautifully curated grounds.

This exceptional outdoor space offers a rare blend of privacy, natural beauty, and sustainability perfect for those seeking a peaceful, rural lifestyle.



Tenure

Freehold

Services/Utilities

Mains electricity and water are connected with sewerage by way of a private septic tank.

Broadband Coverage

Up to 1600* Mbps download speed

*Download speeds vary by broadband providers so please check with them before purchasing.

EPC Rating

F - 36

Council Tax

F - North Yorkshire Council

Current Planning Permissions

No current valid planning permissions

Imagery Disclaimer

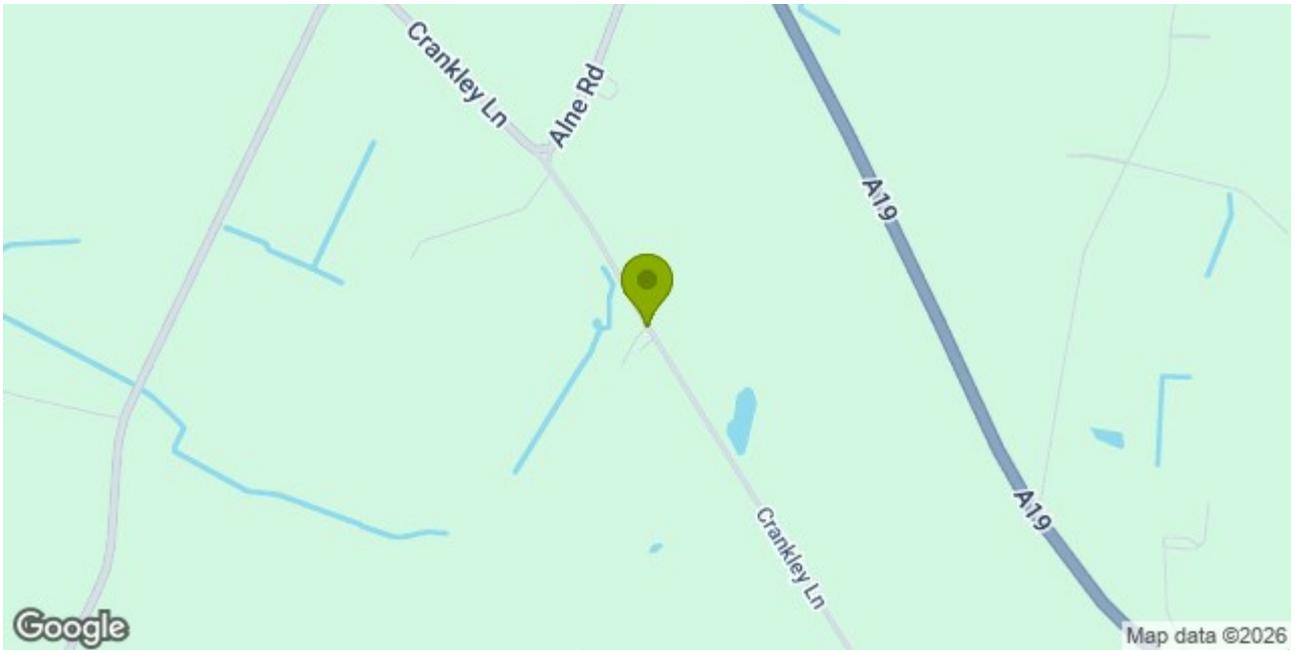
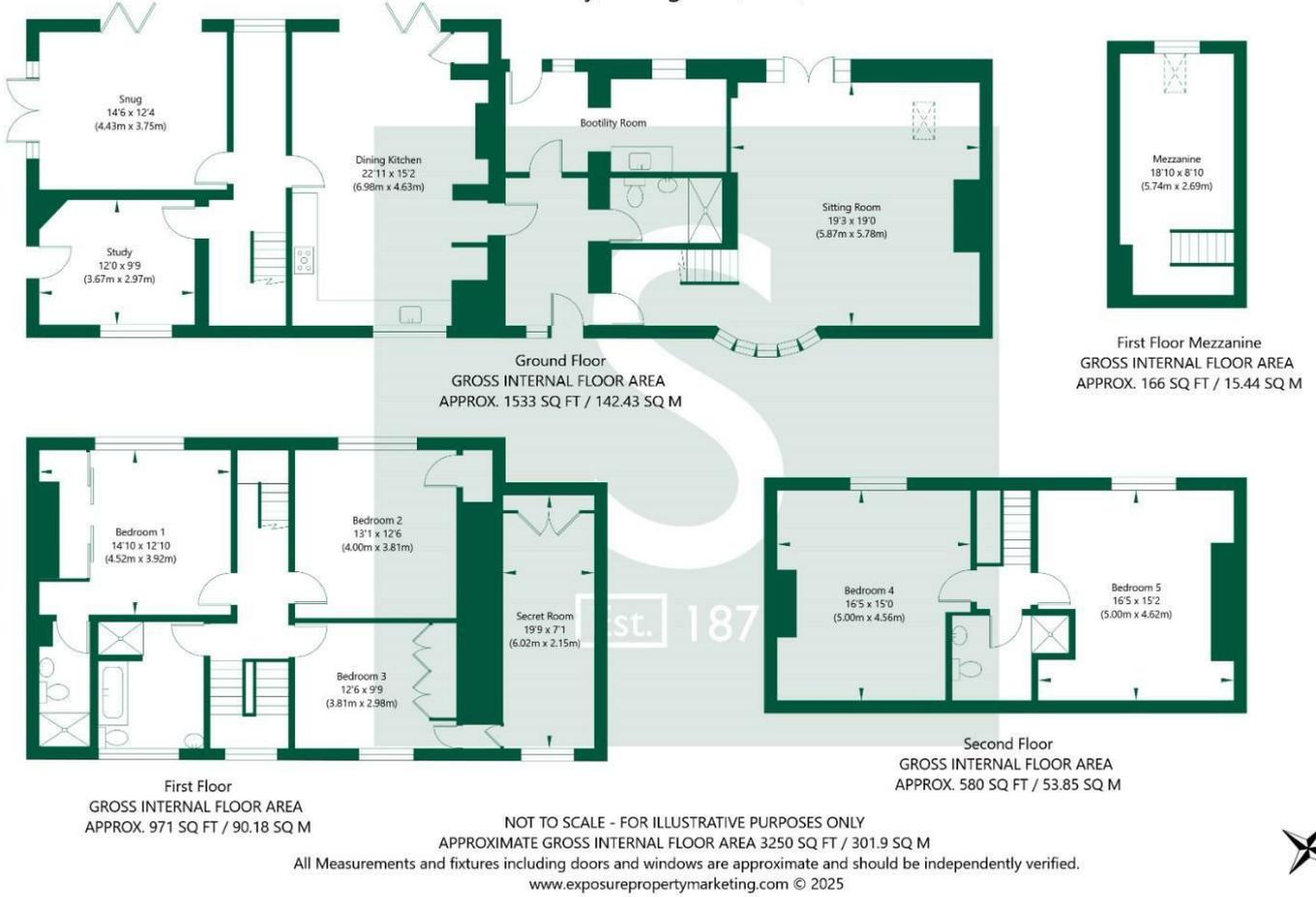
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Viewings

Strictly via the selling agent - Stephenson's Estate Agents, Easingwold



Low Crankley, Easingwold, York, YO61 3NZ



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Associates

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