





Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
England & Wales		
EU Directive 2002/91/EC 		
Environmental Impact (CO <sub>2</sub> ) Rating		
	Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not environmentally friendly - higher CO <sub>2</sub> emissions		
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### Viewing Arrangements

Strictly by prior appointment only through Willowgreen Estate Agents  
01653 916600 | Website: [www.willowgreenestateagents.co.uk](http://www.willowgreenestateagents.co.uk)

### Disclaimer

These particulars are thought to be materially correct though their accuracy is not guaranteed and they do not form part of any contract. All measurements are approximate and we have not tested any fitted appliances, electrical or plumbing installation or central heating systems. Floor plans are for illustration purposes only and their accuracy is not guaranteed.

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Registered Office: 6-8 Market St, Malton, North Yorkshire YO17 7LY | Reg No. 06364398

# WILLOWGREEN

## ESTATE AGENTS



## The Croft, Crambe, York, North Yorkshire, YO60 7JR

### Guide price £800,000

The Croft is an impressive detached country home set within the highly regarded and tranquil village of Crambe. This four bedroom home was built in 2008 and individually designed to be highly energy efficient and has far-reaching countryside views.

With accommodation of over 2000 sq. ft, this beautiful home offers a flexible layout and in brief comprises; spacious entrance hallway, sitting room with log burner, guest cloakroom, large open plan kitchen/dining/living area with plenty of space for hosting and entertaining guests as well as utility/boot room. To the first floor is a good sized landing with space for desk, master bedroom with impressive vaulted ceiling and open countryside views from two aspects as well as en-suite bathroom. There is a second bedroom with en-suite, perfect for visiting guests plus a further two bedrooms and house bathroom with vaulted ceiling.

Outside, the walled garden to the rear is extremely pretty and benefits from a wide range of mature shrubs and plants. The property also benefits from a large garage with a connected covered walkway to the rear entrance and secure paved driveway parking for several vehicles.

Crambe is a peaceful rural village set within the Howardian Hills Area of Outstanding Natural Beauty. The neighbouring village of Kirkham with its monastic ruins, benefits from a renowned public house The Stone Trough Inn is only 1 mile away. Castle Howard is just 5 miles away. The village is situated just over a mile from the A64 York to Scarborough trunk road which provides quick access to the nearby market town of Malton and York.

EPC RATING C





ENTRANCE HALLWAY

Windows to front aspect, wooden floors, door to front aspect, radiator, power points and stairs to first floor landing.

GUEST CLOAKROOM

Recently fit in 2024, window to rear aspect, tiled floor, low flush W/C with bespoke vanity unit.

KITCHEN/DINING/LIVING AREA

32'1" x 16'0" (9.78 x 4.88)  
Windows to front and side aspect, doors out into rear garden, wooden flooring, range of shaker style fitted wall and base units with granite work tops, tiled splashback, kitchen island, American fridge/freezer, Aga with gas hob, built in extractor hood, integrated dishwasher, Belfast sink, granite drainer grooves, power points, radiator.  
The dining area has space to accommodate a sofa and large family-sized dining table.

UTILITY ROOM

8'0" x 10'4" (2.44 x 3.16)  
Window and door to rear aspect, plumbing for washer/dryer, range of base units with work surfaces, stainless steel sink and drainer unit, boiler, power points, radiator, storage cupboards, power points.

SITTING ROOM

20'11" x 14'10" (6.39 x 4.53)  
Window to front and side aspect, double French doors to rear aspect, wooden flooring, log burner with stone surround, TV point, power points, radiator.

FIRST FLOOR LANDING

Power points, radiator.

BEDROOM ONE

19'1" x 15'10" (5.84 x 4.85)  
Window to side and rear aspect, from here, unbroken country views can be enjoyed, high vaulted ceiling, power points, radiator.

EN-SUITE

Partly tiled, low flush W/C, hand wash basin with pedestal, walk in shower cubicle, heated towel rail, extractor fan.

BEDROOM TWO

20'11" x 14'10" (6.39 x 4.53)  
Window to front aspect, built in bespoke wardrobes, power points, radiator.

EN-SUITE

Window to rear aspect, partly tiled, low flush W/C, hand wash basin with pedestal, walk in shower cubicle, heated towel rail, extractor fan.

FAMILY BATHROOM

Velux window, part tiled, low flush W/C, hand wash basin with pedestal, freestanding bath tub, walk in shower cubicle, heated towel rail, extractor fan.

BEDROOM THREE

12'9" x 11'10" (3.89 x 3.61)  
Window to front aspect, power points, radiator.

BEDROOM FOUR

9'1" x 12'0" (2.78 x 3.68)  
Window to front aspect, power points, radiator.

GARDENS

A very pretty walled garden with laid lawn, plant and shrub borders, raised beds and outside tap, lights, power sockets. There are steps to large paved driveway and garage. There is a covered walk way in rear garden with plenty of space & storage for log sheds.

GARAGE

Power & light.

SERVICES

Oil fired central heating, septic tank, solar panels and rainwater harvester.

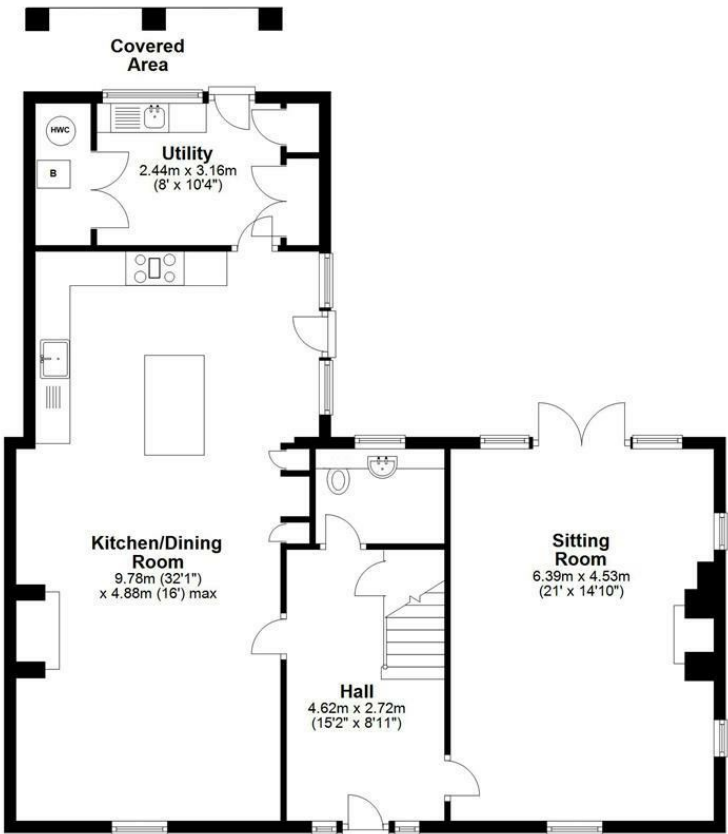
TENURE

Freehold

COUNCIL TAX BAND F



Ground Floor  
Approx. 105.6 sq. metres (1136.7 sq. feet)



First Floor  
Approx. 105.6 sq. metres (1136.7 sq. feet)



Total area: approx. 211.2 sq. metres (2273.4 sq. feet)  
The Croft, Crambe