

CRAYKE CASTLE

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A prominent Grade I listed medieval Castle with panoramic views

- Reception hall
 - Dining room
 - Study
 - Vaulted kitchen
 - Sitting room
 - Drawing room
 - Conservatory
 - Utility room and stores
 - Self contained 2 bedroom apartment
 - Stable block with 4 loose boxes
 - Double garage
 - 2 workshops
 - Extensive mature lawned grounds surrounding the Castle
 - Tennis court
 - Woodland
 - 2 paddocks
 - Grade I listed 12th century ruin
- 4 bedroom suites
 - 4 further bedrooms
 - Family bathroom

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Total accommodation - 7,300 sq.ft (678 sq.m)

In all about 2.4 hectares (6.02 acres)

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ARCHITECTURAL AND HISTORICAL NOTE

Crac as it was known in the 7th century, has a remarkable history. From the Romans reputedly settling on Crayke Hill to records of visits by Kings John, Henry III, Edward I, Edward II, Edward III, the Castle as it is seen today has undergone many transformations. The listed ruin in the grounds is all that

remains of the original Castle believed to have been constructed in the 12th Century before falling into a ruinous state by the early 16th Century. The Castle today is a replacement constructed in about 1450 by Neville, Bishop of Durham from stone quarried locally in Brandsby and Yearsley.

The ruinous old castle on Crayke Hill was ordered by Parliament to be destroyed in 1646 and in 1648 the manor of Crayke was sold to William Allenson a former Lord Mayor of York and member of Parliament. Allenson's son Charles repaired and restored the 15th Century Great Chamber and this is

essentially all that remains of the subsequent Castle today in the guise of the impressive vaulted kitchen. The village of Crayke as it is now known has assumingly endless history and today, the village has lost none of its charm.

NORTH YORKSHIRE

The village of Crayke supports an active local community with a church and excellent primary school. Easingwold (2 miles) and York (15 miles) have an extensive range of shopping, recreational facilities and educational opportunities. Communications are good with the A1 (M) 12 miles distant giving access to the north and the south. There is a fast train service from York to London King's Cross in under two hours.

Flights are available from Leeds Bradford and Durham Tees Valley Airports to an increasing number of international destinations.

Schooling in the surrounding area includes schools at Cundall, Gilling, Queen Mary's and Terrington with St Peter's and Bootham in York. Ampleforth College for boys and girls is also nearby. Sporting facilities include racing at Thirsk, York and Wetherby; golf at

Easingwold and Strensall and riding with the Middleton, Bedale or York and Ainsty Hunts in the surrounding countryside. The North York Moors to the north provide excellent walking and riding amongst the most scenic of landscapes in the North of England.

- Easingwold 2 miles
- A19 3.5 miles
- A1 12 miles
- Thirsk 14 miles
- York 15 miles

(Distances approximate)





CRAYKE CASTLE

Crayke Castle stands in a commanding position in mature landscaped gardens and grounds having substantial mature trees, with far reaching and extensive views over the Vale of York to the South, towards the Yorkshire Wolds to the East and to Harrogate and beyond to the West.

The main reception rooms in the Castle are well proportioned and light, providing accommodation for both formal entertaining and family use. The barrel vaulted Medieval kitchen is a superb room with an extensive family area alongside a practical kitchen ideally suited for modern day open plan living.



On the upper ground floor level, the sitting room and dining room both feature wonderful open stone fireplaces and wooden flooring with the adjoining conservatory opening to a raised afternoon tea garden.

The property boasts an excellent ratio of bedrooms to bathrooms, arranged on the upper floors, and which also connects at the half landing to a self contained two bedroom apartment, ideal as staff or relatives accommodation or alternatively, as existing, let out for holiday letting purposes.

Floor plans displaying the accommodation are shown overleaf.

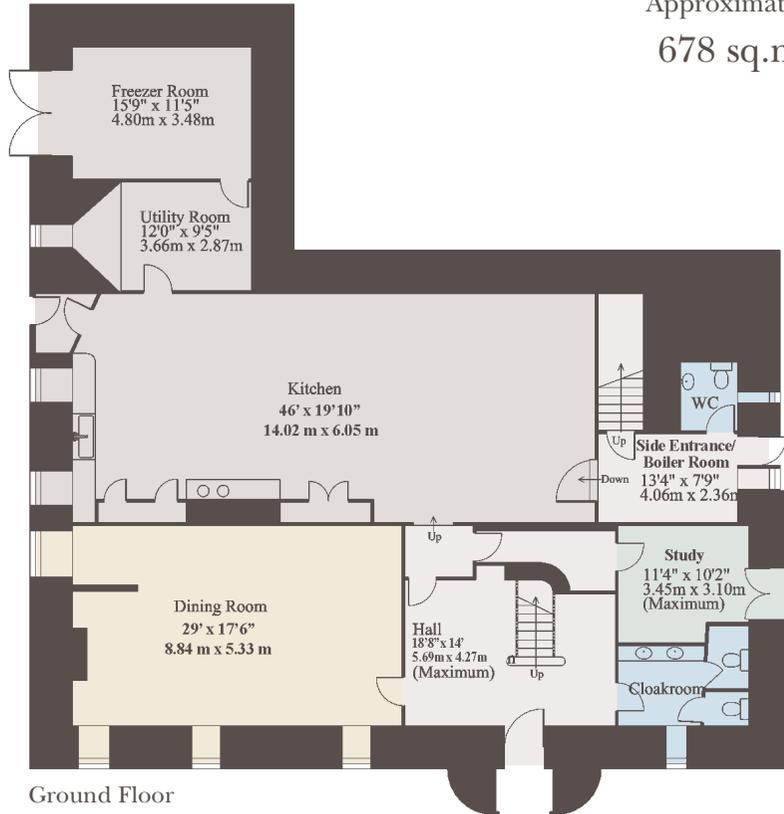




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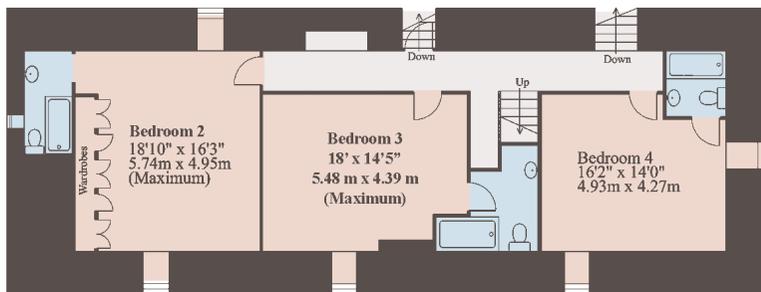
Approximate gross internal area
678 sq.m / 7,300 sq.ft



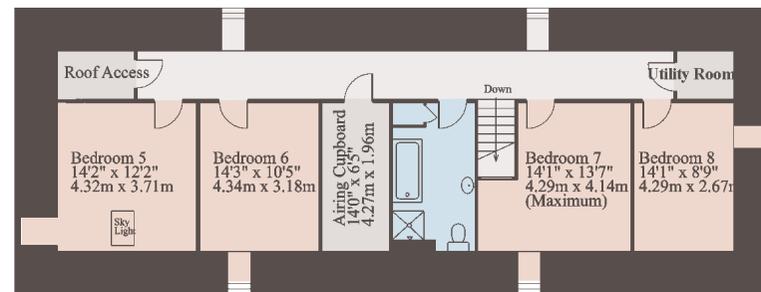
Ground Floor



First Floor



Second Floor



Third Floor

- Reception rooms
- Kitchen/utilities
- Bathrooms
- Bedrooms
- Circulation areas
- Recreation

GARDENS AND GROUNDS

An impressive gated entrance leads to a circular gravelled driveway, creating an immediate sense of arrival to this outstanding property. The gardens at Crayke Castle are mainly laid to lawn and extend around the property to all sides. There is an attractive kitchen terrace with a small fountain being surrounded by flowerbeds. To the north of the stable block is an attractive orchard close to the tennis court which is protected by a mature beech and box hedge. The contours of the Roman battlements remain on the northern slope of the hill, along the top of which paths have been created. The summerhouse overlooks the north garden from a very commanding position and extensive views. The western side of the hill is wooded with mature trees and slopes down to the boundary.

To the north and east of the Castle are two paddocks which are laid to grass and well suited for equestrian purposes.

OUTBUILDINGS

To the south east of the Castle is a stable block composing four large loose boxes, a double garage, a workshop and a garden machinery shed.



SERVICES		
Water	✓	Mains
Electricity	✓	Mains
Drainage	✓	Mains
Central heating	✓	Oil-fired

POSTCODE

YO61 4TA

DIRECTIONS

The A19 links York and Thirsk. Approximately half way between the two is a roundabout signposted to Easingwold. Follow the signs to Easingwold, followed by the signs to Crayke. In the village of Crayke, the Castle can be easily seen at the highest point of the village. Continue up the hill and turn left signposted for the church opposite the Durham Ox Public House. Beyond the gates for the church, Crayke Castle will be found on the right hand side behind a tall hedge.

VIEWINGS

All viewings must be made strictly by appointment only through the vendor's agents.

AGENT'S NOTE

The north west corner of the owned land is crossed by a public footpath. Due to the distance from the castle, this has minimal impact on the property as a whole.

The owner of Crayke Castle is a director of Hunters.

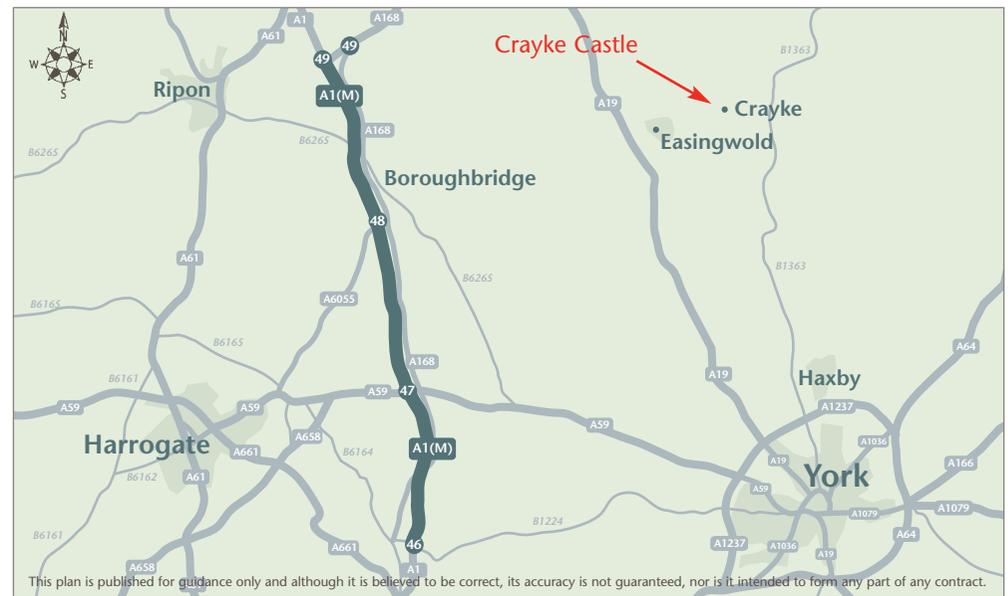
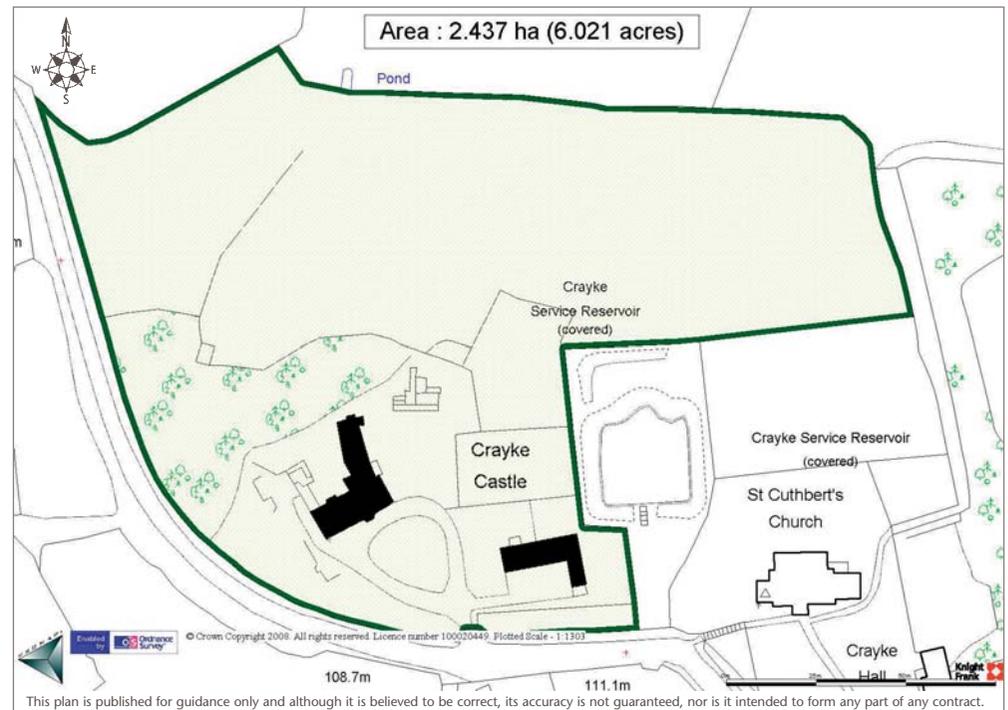
FIXTURES AND FITTINGS

Only those mentioned in these sales particulars are included in the sale. All others, such as fitted carpets, curtains, light fittings and garden ornaments are specifically excluded but may be available by separate negotiation.

LOCAL AUTHORITY

Hambleton District Council

Tel: +44 (0)1609 779977



Energy Efficiency Rating			Environmental Impact (CO ₂) Rating		
Very energy efficient - lower running costs	Current	Potential	Very environmentally friendly - lower CO ₂ emissions	Current	Potential
A (92-100)			A (92-100)		
B (81-91)			B (81-91)		
C (69-80)			C (69-80)		
D (55-68)			D (55-68)		
E (39-54)			E (39-54)		
F (21-38)			F (21-38)		
G (1-20)	14	28	G (1-20)	18	32
Not energy efficient - higher running costs			Not environmentally friendly - higher CO ₂ emissions		

The energy efficiency rating is a measure of the overall efficiency of a home. The higher the rating, the more energy efficient the home is and the lower the fuel bills will be.

The environmental impact rating is a measure of a home's impact on the environment in terms of carbon dioxide (CO₂) emissions. The higher the rating, the less impact it has on the environment.

IMPORTANT NOTICE

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Knight Frank LLP is a limited liability partnership registered in England with registered number OC305934. Our registered office is 55 Baker Street, London, W1U 8AN, where you may look at a list of members' names.

Photographs Dated: June 2008

Particulars Dated: June 2008





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