



## ENCHANTING COUNTRY HOUSE SET IN 10 ACRES

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CROSBY MANOR, CROSBY,  
NORTHALLERTON, NORTH YORKSHIRE, DL6 3SZ

Freehold





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## Freehold

4 reception rooms ♦ study ♦ breakfast kitchen ♦ master bedroom suite ♦ guest bedroom with en suite ♦ 3 further bedrooms ♦ bathroom & shower room ♦ triple garage ♦ garden & store/barn ♦ In all about 10 acres ♦ EPC rating = F

## Situation

Crosby Manor is situated 3 miles from the market town of Northallerton, which has a variety of shops, restaurants, public houses, cafes, supermarkets and regular market. There is a hospital, and a golf course on the outskirts at Romanby, a couple of primary schools and a secondary school. Further afield, are a number of private schools including, Cundall Manor (14.5 miles), Aysgarth (15 miles), Yarm (16 miles) and Ampleforth College (20 miles). Crosby is a small hamlet and Thornton-le-Beans has a church, a country pub and restaurant just over 1 mile from Crosby Manor.

Regular trains from Northallerton station to London King's Cross take around 2h 30mins. Links to the A1 and A19 are easily accessible and Durham Tees Valley Airport is about 20 miles to the north.

## Description

Crosby Manor is a wonderful house set in over 10 acres, surrounded by beautiful, rolling countryside. The house has made a much loved family home since the current owners moved in, in 2004.

The ground floor accommodation is extensive and includes a 5th bedroom with a shower room opposite. The dining and drawing rooms are partially divided by an open staircase and beyond is the orangery making this a wonderful space for entertaining. To the 1st floor there are 4 bedrooms, the master has a bathroom and dressing room with wonderful rural views.

The garden has been beautifully designed and tended with well planted borders, and extensive lawns, beyond there is 8 acres of grazing with a timber store/barn.

The property is approached along an impressive driveway that leads to a parking area and a 3 bay garage, recently built with a timber frame. The neighbours' property, The Mallards, has a right of way across the first part of the drive and peels off before The Manor.

## Viewing:

Strictly by appointment with Savills







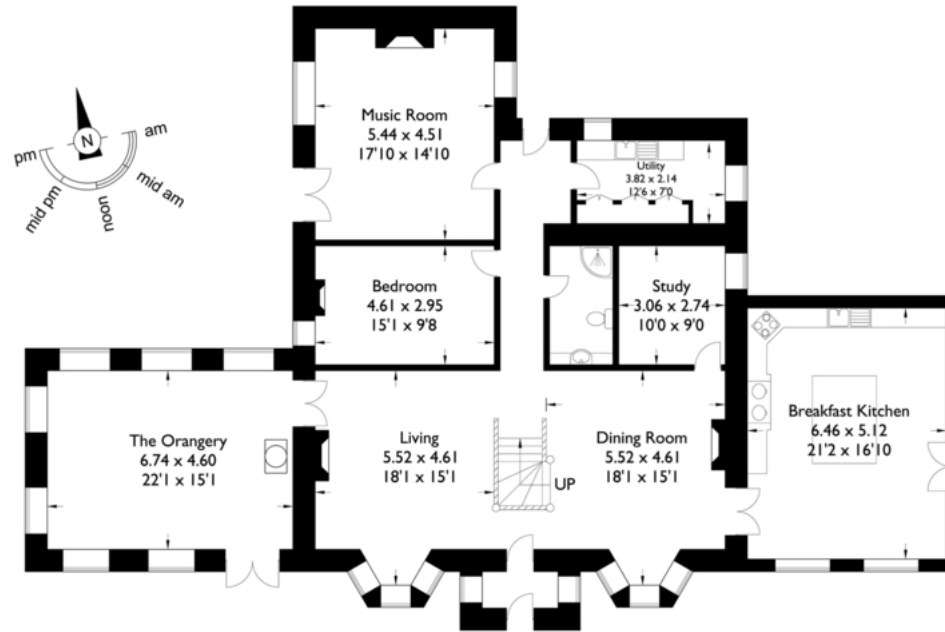
# CROSBY MANOR

Approximate Gross Internal Area : 322.18 sq m / 3467.91 sq ft

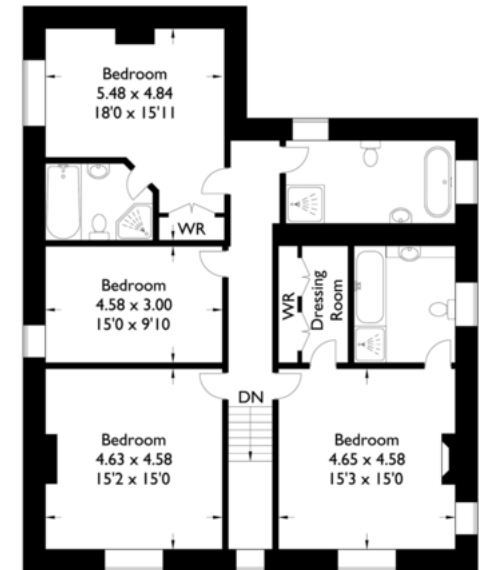
Garage : 47.44 sq m / 510.63 sq ft

Total : 369.62 sq m / 3978.55 sq ft

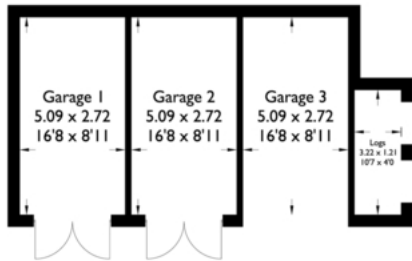
For illustrative purposes only. Not to scale. Whilst every attempt was made to ensure the accuracy of the floor plan, all measurements are approximate and no responsibility is taken for any error.



Ground Floor



First Floor



Garage

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Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i>			
(92-100)	<b>A</b>		
(81-91)	<b>B</b>		
(69-80)	<b>C</b>		77
(55-68)	<b>D</b>		
(39-54)	<b>E</b>		
(21-38)	<b>F</b>	34	
(1-20)	<b>G</b>		
<i>Not energy efficient - higher running costs</i>			
<b>England, Scotland &amp; Wales</b>		EU Directive 2002/91/EC	