

♦ CRAYKE CASTLE ♦



Near York · North Yorkshire

Humberts

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York 14 miles, A1 15 miles, Harrogate 24 miles, Leeds (and M1) 38 miles, Teesside (and airport) 35 miles,
Leeds/Bradford Airport 48 miles, Hull 50 miles.

A FIFTEENTH CENTURY MEDIEVAL CASTLE BUILT FOR THE PRINCE BISHOPS OF DURHAM

The Castle Entrance Hall, 3 superb Reception Rooms with stunning views, extensive Domestic Quarters including magnificent Undercroft, 4 principal Bedrooms (all with ensuite bathrooms), 4 further bedrooms, 5th bathroom.

Victorian Wing attached to rear of the castle comprising an ante room, bathroom, 2 offices. **Potential for conversion** to further letting accommodation if required (subject to planning).

The “New Tower” An ancient ruin with twelfth century origins with barrel vaulted undercroft and spiral stone staircase.

Attractive mature gardens with all weather **tennis court** and **orchard**.

Stable range with 4 boxes, tack room and feed store, kennels and **double garage**.

Woodland and about 5 acres of **Paddocks**.

In all about 6.75 acres

Humberts
CHARTERED SURVEYORS

FREEHOLD FOR SALE BY PRIVATE TREATY

LOCATION



DIRECTIONS

From York take the main A19 York-Teesside trunk road north and after about 12 miles one enters the attractive Georgian market town of Easingwold. From the main road turn right through the market square and follow the signs for Crayke which lies about 2½ miles to the east. On entering the village take two left hand turns up the hill and Crayke Castle will be found at the top of the hill just past the Church.

SITUATION

Communications to the property are excellent with the attractive Georgian market town of Easingwold lying on the main A19 York-Teesside trunk road, just 2½ miles to the south-west, making the property readily accessible to all the main centres in the region. Thirsk is 12½ miles, York 14 miles, the A1 15 miles, Harrogate 24 miles, Leeds (and the M1) 38 miles, Teesside 35 miles and London via the motorway system is about 230 miles. There is a main line station at York from where there are hourly services to London (Kings Cross 1 hr 55 minutes), Edinburgh (2 hrs 20 minutes) and Newcastle (1 hr 10 minutes). Electrification of the main line is due to be completed in 1991 reducing journey times still further. Both Teesside and Leeds/Bradford Airports are within a one hour's drive and provide an extensive domestic and international service. Hull with its excellent North Sea ferry links to the Continent, is 50 miles to the south-east.

There are many natural attractions within easy reach of the property including the North York Moors National Park and the nearby Dalby Forest, which offer many miles of hill walking and outstanding scenery to enjoy. Attractions in the area also include the North York Moors Steam Railway based at Pickering, Castle Howard, Rievaulx Abbey and the walled City of York with its superb Minster.

Crayke Castle is well situated for easy access to the Yorkshire Dales which together with the East Coast and the North York Moors form some of the most beautiful countryside anywhere.



VIEWING

Strictly by appointment through the sole agents Messrs Humberts York Office. Telephone (0904) 611828.

SPORTING

There are many sporting facilities within easy reach of Crayke Castle including:

Racing: York, Thirsk, Doncaster, Ripon, Wetherby, Redcar, Sedgefield, Beverley and Catterick.

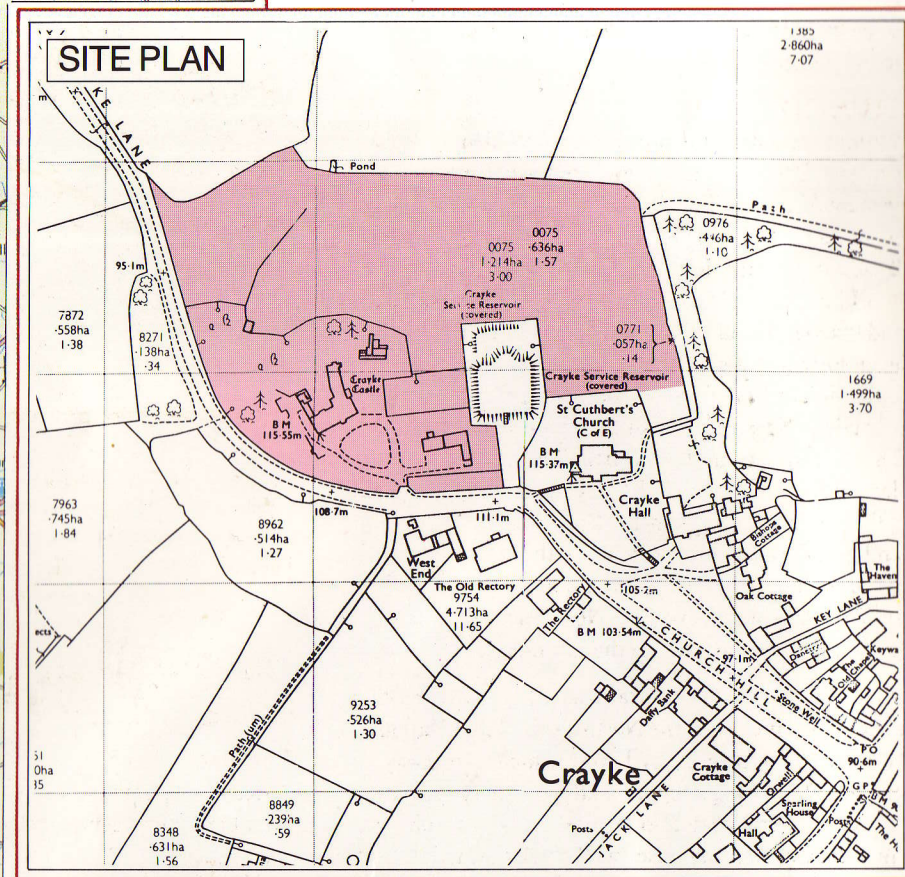
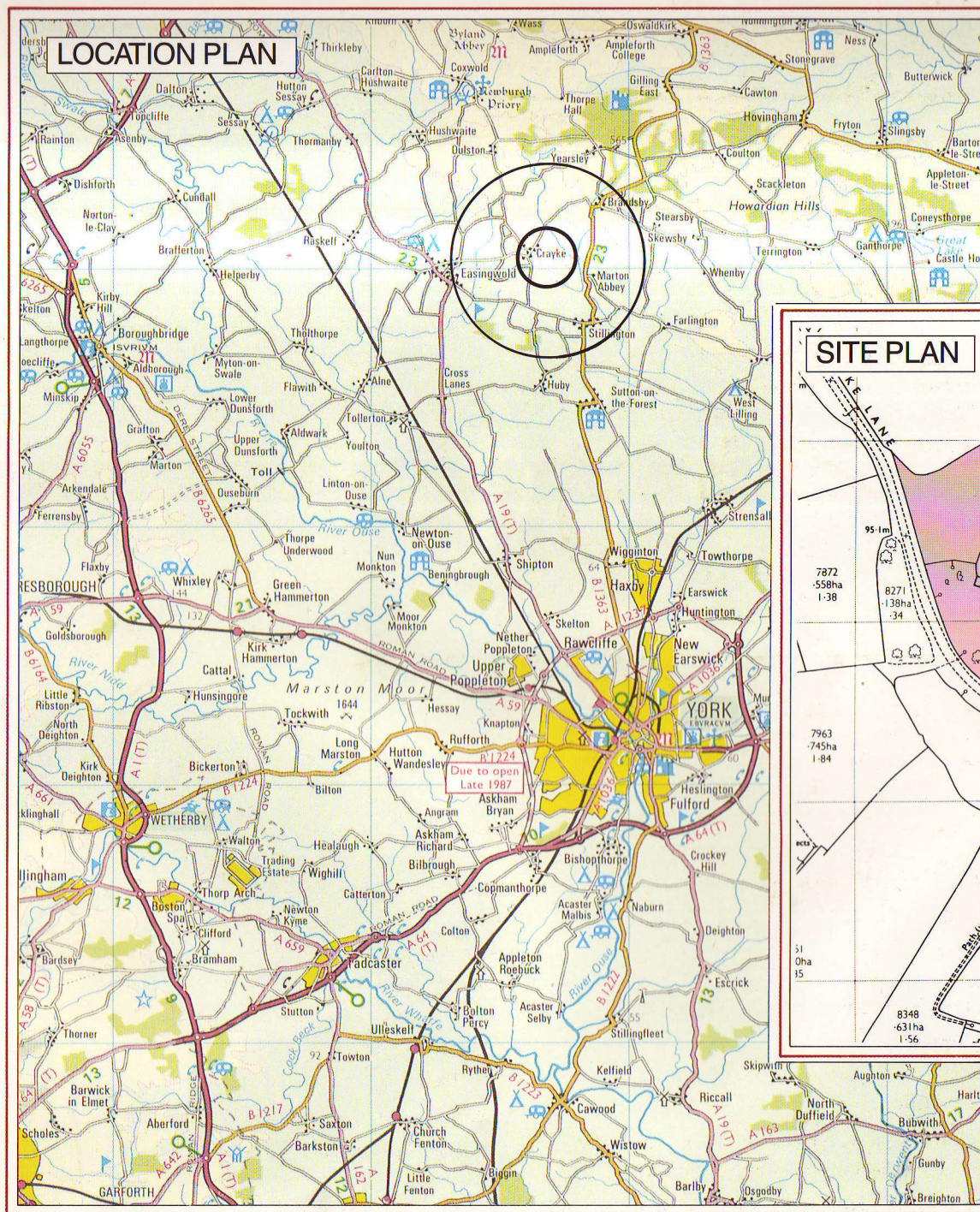
Hunting: Locally with the York and Ainsty (North and

South), the Sinnington, Middleton, Bilsdale, Hurworth, Bedale and The Ampleforth College Beagles.

Golf: Easingwold Golf Course lies a short distance away from the property. The well known Fulford and Ganton courses lie within half an hour's drive.

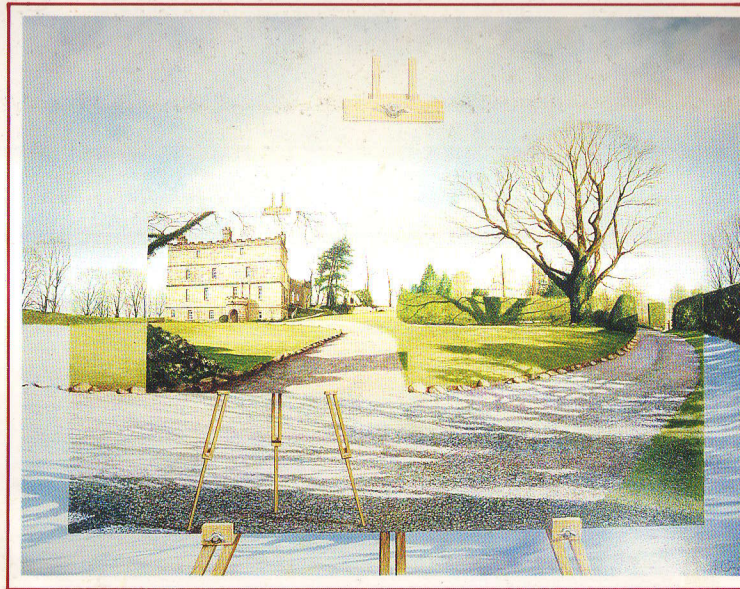
Sailing: Available on the East Coast within about 43 miles.

Gliding: Approximately 12 miles to the north is a renowned gliding club situated at the top of Sutton Bank.



Note: This plan is based upon the Ordnance Survey Map with the sanction of the Controller of H.M. Stationery Office. Crown Copyright reserved. This plan is published for convenience of Purchasers only. Its accuracy is not guaranteed and it is expressly excluded from any contract.





HISTORY



Crayke Castle and the surrounding 3 miles was given to St Cuthbert by the King of England (d. 685) and evidence of a settlement dates from that time. The Bishops of Durham, who inherited Crayke, resided on the hill top from early times and used to escape there from the marauding tribes of the North. The original stone Castle was probably built in the 12th Century and it is known that five English Kings stayed there – King John several times between 1209 and 1211. Henry III in 1227, Edward I in 1292, Edward II in 1316 and Edward III in 1333. The hill upon which the castle stands is also reputed to be the very one relating to “The Grand Old Duke of York” and his “ten thousand men”.

All that now remains of the original Castle are the foundations of one wall, the outline of a hearth and the lower walls of what was once a 5-storied tower at the Castle’s north-eastern corner. The present Crayke Castle dates back to the early 15th Century. Documentary evidence of the time confirms this and also refers to a great square tower, now a ruin, erected by “Neville, Bishop of Duresme”.

The four storied stone rectangular building stands 48 ft high from the ground to the top of the battlements which

run round the roof. The walls are 5 ft thick on the ground floor, tapering to 4 ft at the top. The great chamber or main hall originally took up the whole of the first floor. Here, presumably, the Bishop of Durham ate and held court seated in front of the large fireplace.

The War of the Roses and the unsettled state of the country led to a gradual decay of the buildings between 1450 and 1510. The dissolution of the monasteries between 1536 and 1539 hastened the disintegration of the Castle. In 1587 Bishop Barnes was compelled to lease the Manor of Crayke for 80 years to Queen Elizabeth I, who granted it, in the same year, to her Secretary of State, Sir Francis Walsingham.

During the English Civil War (1642-48) Royalist troops held Crayke Castle for King Charles I. The Castle fell to Cromwell’s troops in May 1644 in one of the skirmishes which preceded the Battle of Marston Moor. Two cannon balls were found nearby, but they were probably fired from the Castle rather than at it.

After the war, Parliament ordered that Crayke Castle should be rendered untenable to prevent a garrison being maintained therein. In 1648 Parliament confiscated the Manor of Crayke and sold it to Sir William Allanson for £1,163. He was a prosperous draper and, at the time, MP

for York. Ironically, when Allanson was Lord Mayor of York in 1633 he lavishly entertained King Charles I, who not only knighted him, but also became godfather to his son, who was appropriately christened Charles himself. When Allanson died in 1656 he left Crayke Castle to his son who lived there and is believed to have carried out some restoration work.

After the Reformation in 1660 when King Charles II came to the throne it was, on expiry of the lease to the Crown, returned to the See of Durham in 1667. Thereafter, successive Bishops of Durham let the Castle.

In 1827 a private Act of Parliament enabled Bishop Van Mildert to sell The Manor to Richard Thompson who sold it in turn in the 1840’s to William Waite of Holgate, York. His son Captain Waite inherited the Castle and made it his home. He may well have installed the interior staircase, Georgian doors and chimney piece which bears the Arms of the City of York. Captain Waite sold the Castle in 1890 to Stephen Cliff who carried out extensive restorations and used the Castle as a shooting lodge. The property has since remained in private ownership apart from a brief interlude during the Second World War when it became a hostel for the Women’s Land Army.

PARTICULARS OF SALE



INTRODUCTION

Standing 320 feet above sea level, in the much sought after village of Crayke, the Castle dominates the surrounding countryside and commands stunning far reaching views over the Vale of York and towards the Yorkshire Dales, the Hambleton Hills and the Howardian Hills (recently designated an Area of Outstanding Natural Beauty).

Crayke Castle is an imposing rectangular stone building pierced by square headed windows, symmetrically placed on the front (south) side. To the rear is a Victorian wing originally designed as a billiard room and providing valuable further accommodation.

Over recent years the property has been the subject of much attention by the present owners who have completely refurbished the accommodation to create an extremely comfortable country house finished to the very highest possible standards. Recently Crayke Castle has been used as a first class letting business making three ensuite bedrooms available to members of the Wolsey Lodge organisation which specialises in offering top class accommodation in private houses nationwide. Indeed such has been the reputation of the accommodation at Crayke Castle that it was voted the winner of the Johansens Most Excellent Award for best overall establishment in the UK in 1990. Potential purchasers have therefore the choice of enjoying this exceptional property purely as a fine private home or as a way of generating a substantial income from an established letting business. Such an enterprise could easily be expanded by conversion of the Victorian Wing to provide further letting accommodation if required.

The well balanced and fully burglar alarmed accommodation is arranged as follows:-

GROUND FLOOR

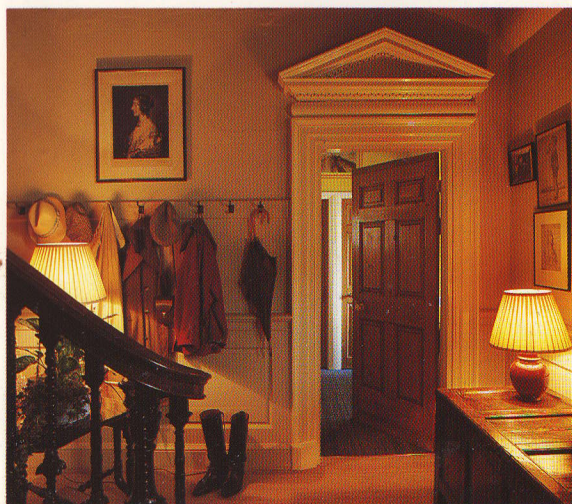
From the gravelled drive a semi-circular Georgian stone porch with built-in bench seats leads to a large panelled and partly glazed front door giving access to the

Entrance hall 18'6" x 12'8" overall, heavily oak beamed ceiling, panelling below dado rail level, large grille radiator, range of coat pegs. A superb Georgian staircase with turned hardwood handrail and twisted and turned balusters leads to the first floor. A further pedimented doorway gives access to the

Cloakroom 11'2" into deep alcove x 7'2" range of coat pegs, vanity unit along one elevation with stripped pine surfaces and twin recessed enamel sink bowls with splashback tiling behind and two wall light points above. There are doors to separate ladies and gentlemen's W.C.'s, each with low level flush W.C. and recessed ceiling lights.

From the Hall is also approached the magnificent





Dining Room 26'4" x 17'3" heavily oak beamed ceiling, 2 large grille radiators, good sized panelled serving hatch to side passage, 3 wall light points, wall picture light point. To one end of the room is a fireplace with period stone mantelshelf and surrounds with brick inserts and stone hearth. To the south-western elevation is a large recess (8' x 5'4") built into the wall. Formerly a garderobe (medieval privy) this now has a deep window bench seat giving superb westerly views over the Vale of York and to the Yorkshire Dales beyond. There are also 2 large recesses in the southerly elevation (4' deep) providing attractive seating areas.

From the Entrance Hall an **Inner Lobby** with tiled floor gives access to the **DOMESTIC QUARTERS** comprising:-

Family Room 11' x 8'6" plus large alcove into the wall, TV point, telephone point, deep built-in crockery cupboards to one elevation. This room is approached down a passage with a tiled floor, coat pegs and a recess with shelving.

Undercroft 44'8" x 19'8" A magnificent Refectory and originally designed as a keeping cellar with exposed stone elevations and stone vaulted ceiling with 13 heavy unmoulded transverse arches. The room which has a Fired Earth terracotta tiled floor has been skilfully converted to provide an extensive Kitchen, Dining and Preparation Area of quite outstanding quality and indeed is one of the main features of the house. The accommodation contains a double bowl sink unit with mixer tap, plumbing for dishwasher, substantial range of worksurfaces with matching wooden cupboards and drawers below and part tiled walls behind, a black four door double oven oil fired **Aga** with built-in Neff two ring hob and recessed fat fryer to one side, double AEG extractor fans above and large built-in crockery cupboards to either side, telephone point, large double radiator, ceiling spot light points.

From the Undercroft a door leads to the garden via the west tower. A further door leads to the

Laundry 11'8" x 9'10" Formerly known as "Bishop Neville's Pantry" with exposed stone walls, tiled floor, large stone sink with hot and cold taps, plumbing for 2 washing machines, ample space for freezer chest, door to

Log Store 13' x 9'3" with external door.

From the Undercroft a large arched English oak door with leaded lights inset with the Bishop of Durham's coat of Arms opens to the

Boiler Room 13'4" x 6'6" tiled floor, Trianco oil fired central heating boiler (250,000 btu), large insulated copper water cylinder with immersion heater, large panelled door to back stairs leading to the first floor, doors to east garden and to

Separate W.C. tiled floor, wall mounted washbasin, high level flush W.C.

FIRST FLOOR

Approached from the ground floor Entrance Hall up a flight of stairs rising in two stages via a half-landing and giving access to the

Library (SW) 34'10" x 18'4" heavily oak beamed ceiling, 3 wall light points, TV point, telephone point, grille radiator, massive fireplace to south-western elevation with dressed stone surrounds and exposed stone chimney breast. To either side are deep alcoves with windows giving superb views over the Vale of York, door to

Drawing Room (SW) 16'10" x 16'4" plus matching alcoves to opposite sides of the room, stripped wood floor, 3 wall light points, 2 wall picture light points, 2 grille radiators, TV point, fireplace with wooden mantelshelf and surrounds, dressed stone inserts and cast iron grate with door to deep shelved glasses cupboard to one side. To the south-western elevation is a large recess (a former garderobe matching that in the corner of the Dining Room – 8' x 5'7") with window bench seat and glazed elevations giving superb westerly views.

Bedroom 1 16'6" x 10'4" heavily oak beamed ceiling, picture rail, double radiator, TV point, 2 full length alcoves giving superb uninterrupted views, door to

Ensuite Bathroom 1 16'9" max. x 6'6" matching suite of panelled bath, pedestal washbasin, bidet and low level flush W.C., electric heated towel rail, shaver point, wall mounted electric hairdryer, door to fully tiled **shower cubicle** with wall mounted Aqualisa thermostatic shower head, extractor fan, wall mounted Dimplex fan heater.



From the Library a flight of stone steps leads up to the

Conservatory 24'3" x 16'7" A superb reception room with flagged floors and two wall mounted thermostatically controlled electric heaters. Double French doors lead to

a part flagged and part gravelled rear terrace adjacent to which are a series of stone battlements from there are stunning views over the surrounding countryside. From within the conservatory a flight of stone steps leads to the second floor half-landing.

SECOND FLOOR

Approached from the first floor half-landing up a flight of stairs rising in one stage to a good sized

Half-Landing 12'5" x 9'9" panelled double pine doors give access to the Victorian wing and a further flight of stairs leads to the accommodation on the second floor which is arranged as follows:

Bedroom 2 16'2" x 10' picture rail, large double radiator, TV point, 2 deep alcoves, panelled door to

Ensuite Bathroom 2 6'2" x 5'5" matching suite of panelled bath with showerhead and splashback tiling, low level flush W.C., pedestal washbasin with shaver/light socket above, wall mounted electric hairdryer, extractor fan, Dimplex wall mounted electric fan heater.

Bedroom 3 15'6" x 13'4" picture rail, large double radiator, fireplace with carved wooden mantelshelf and surrounds with cast iron grate and inserts, door to

Ensuite Bathroom 3 9' max. x 6'10" plus recess, superb deep enamelled bath with wooden surrounds, brass plated mixer tap and shower head attachment, low level flush W.C. with ornate enamel work and a matching pedestal washbasin, wall mounted electric hairdryer, shaver point, electric heated towel rail, extractor fan, recessed ceiling lights.

Bedroom 4 18'11" x 16'4" beamed ceiling, picture rail, telephone point, large grille radiator. Two large recesses one with window overlooking the Vale of York. A stone archway leads to

Bathroom 4 9'3" x 4'3" originally the Bishop's personal garderobe and now converted to a bathroom containing a matching suite of panelled bath with splashback tiling, mixer tap and shower head, low level flush W.C., pedestal washbasin with splashback tiling above, wall mounted electric hairdryer, shaver point, electric heated towel rail.

THIRD FLOOR

Approached from the second floor Landing up a flight of stairs rising in two stages via a half-landing. The accommodation which has its own independent electric heating and hot water system, comprises:

Bedroom 5 14'2" x 8'11".

Kitchenette single drainer stainless steel sink unit with cupboards and drawers below, wall mounted Triton Instant electric hot water geyser.

Bedroom 6 14' x 13'7" max.

Bathroom 5 14'3" x 7'4" matching suite of panelled bath with mixer tap and shower head, splashback tiling, low level flush W.C., pedestal washbasin with splashback tiling, wall mounted electric hairdryer, shaverpoint, extractor fan, electric heated towel rail, door to fully tiled **shower cubicle** with wall mounted Aqualisa thermostatically controlled shower head, door to **airing cupboard** with copper cylinder and immersion heater with shelving above.

Box Room 14'3" x 4'9" Wall shelving.

Bedroom 7 14'4" x 7'7".

Bedroom 8 12'4" x 14'5" archway to garderobe set into the wall with a glazed arrow slit giving views towards the Yorkshire Dales.

Store Room 6'10" x 4'11" access to roof void and battlements.

THE VICTORIAN WING

Attached to the north-eastern elevation of the original Castle is the Victorian Wing, originally constructed in the 19th Century as a billiard room. The interior is now subdivided and used as offices but the moulded cross-beamed ceilings remain intact. It should be noted that this wing has its own independent stairway to the ground floor of the castle adjacent to the undercroft and it is suggested that this Wing could easily be converted to provide further letting accommodation. Alternatively it could be utilised as extensive owner's accommodation so as to enable all of the Castle to be available to Let if required. It is also attached to the Castle at the level of the half-landing between the first and second floors and



is approached through panelled double pine doors leading to an

Ante Room with doors to various built-in and shelved linen cupboards, large grille radiator, door to

Bathroom 6 6'11" x 6'4" deep enamelled bath with splashback tiling, high level flush W.C., wall mounted washbasin, electric heated towel rail, Dimplex electric wall heater. From the Ante Room a door gives access to the

Office 1 16'9" x 15'10" panelled below dado level, cast iron log burning stove on tiled plinth, telephone point, Fascimile point, large glazed door giving access via stone steps to rear terrace and side garden, door also to

Office 2 19'10" x 12'10" into bay, grille radiator.

THE GROUNDS



The property is approached from the main street through Crayke over a well maintained gravelled sweep around a central lawn. Adjacent to the entrance is a 300 year old stately Sycamore Tree and on either side are 2 magnificent yew hedges. Towards the western boundary of the property is a gravelled parking area adjacent to a further gravelled driveway giving access to the side of the Castle.

To the east of the main garden area and separated from it by a high yew hedge are the outbuildings comprising a **double garage** with castellated elevations and adjacent is an L-shaped **stable range** of timber construction comprising four boxes, a tack room and feed store. To the rear of the garage is a timber lean-to to **garden store** and behind the stables are three **kennels** of breezeblock construction with wired dog runs.

Planning consent has been granted for the alteration and extension of the garage block for the storage and sale of historic vehicles. It is submitted that there may be a possibility of obtaining consent for the use of such a building in conjunction with that of the Castle itself.

To the rear of the stable range are a number of apple, plum, pear and cherry trees arranged as an **orchard** and separated from this by a lonicera hedge is a two year old 'En Tout Cas' all weather **tennis court**.

To the north-east of the Castle is a further garden following the slope of the land and mainly laid down to lawn with an attractive rockery and beds containing a plethora of mature plants and shrubs including winter jasmine, ivy, broom, juniper, lonicera, cypress and roses. A pathway leads from the front of the Castle through this garden to the Victorian Wing.

To the north-east of the Castle, lie the remains of the '**NEW TOWER**' a completely detached building and originally an L-shaped 3-storied structure with a Hall, Great Chamber and Offices. Probably built around 1480 with twelfth century origins the building is now ruinous and all that remains are the barrel vaulted Undercrofts, spiral staircase to the first floor level and the walls of the porch. As it is designated as part of an Ancient



Monument any works carried out to the New Tower would qualify for an 80% Consolidation Grant from English Heritage.

THE LAND

Crayke Castle is surrounded by approximately 6.75 acres of its own land comprising woodland and almost 5 acres of paddocks all of which are laid down to grass and ideally suited for the keeping of horses or any other form of grazing livestock. To the north of the Castle the present owners have created two ponds in a landscaping scheme on the north facing slope and from where there are magnificent views towards the Hambleton and Howardian Hills (recently designated as an Area of Outstanding Natural Beauty).

Humberts

CHARTERED SURVEYORS

SOLE AGENTS

37 Micklegate
York YO1 1JH
Tel: 0904 611828

25 Grosvenor Street
London W1X 9FE
Tel: 071 629 6700

GENERAL REMARKS



RIGHTS OF WAY AND EASEMENTS

The property is sold subject to and with the benefit of all rights, including rights of way whether public or private, light, support, drainage, water and electricity supply and other rights and obligations, easements, quasi-easements, and restrictive covenants and all existing and proposed wayleaves for masts, pylons, stays, cables, drains and water, gas and other pipes whether referred to in these particulars of sale or not.

OUTGOINGS

At present 3 of the bedrooms are utilised for a letting business and are Commercially rated. The Rateable Value is £3150.00. The Uniform Business Rate is 34.8p in the £.

TOWN AND COUNTRY PLANNING

Crayke Castle is Listed Grade I as a building of Architectural and Historic interest. It is also designated as an Ancient Monument and therefore qualifies for certain Grant aid from English Heritage.

Planning consent was granted by the Hambleton District Council on 4th February 1987 (Application No: 2/86/034/0069) for Alterations and an Extension to the existing Garage block for the storage and sale of historic vehicles.

The property, (notwithstanding any description contained in these particulars) is sold subject to any development plan, structure plan, preservation order, town planning scheme, undertaking or notice which may be or come to be in force and also subject to any road widening or improvement scheme, land charges or any statutory provisions or byelaws without any obligation on the part of the vendor to specify them.

FIXTURES AND FITTINGS

All fixtures and fittings usually denominated landlord's fixtures on the property and belonging to the Vendor will be included in the sale. Furniture, fixtures and fittings usually denominated Tenant's fixtures are excluded from the sale. All objects of statuary, chattels, furniture, furnishings, wall hangings, display cases, pictures,



prints, light fittings and garden ornaments and statues are specifically excluded from the sale.

LOCAL AUTHORITIES

North Yorkshire County Council
County Hall, Northallerton, North Yorkshire DL8 8AD.
Tel: (0609) 780780

Hambleton District Council
Council Offices, The Old Vicarage, Northallerton
DL7 8DL. Tel: (0609) 779977

North Yorkshire Water Authority
North East Division, 32/34 Monkgate, York YO3 7RH.
Tel: (0904) 642131

Northern Electric
North Yorkshire District Office, Dundas Street,
Stonebow, York YO4 1CT. Tel: (0904) 628941

SERVICES

Mains water, electricity and drainage are connected to the property. There is oil-fired central heating throughout with the exception of the third floor which has an independent thermostatically controlled electric heating system.

TENURE AND POSSESSION

The property is held Freehold and Vacant Possession will be given upon completion.

MISREPRESENTATION ACT 1967

Messrs Humberts for themselves and for the vendor of this property whose agents they are give notice that:-

1. The particulars are set out as a general outline for the guidance of intending purchasers and do not constitute, nor constitute part of, an offer or contract.
2. All descriptions, dimensions, references to conditions, boundaries and necessary permissions for uses and occupation, and other details are given in good faith and are believed to be correct but any intending purchasers should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to the correctness of each of them.
3. No person in the employment of Messrs Humberts has any authority to make or give any representations or warranty whatever in relation to this property.



