J.R. HOPPER & Co. Est. 1886



LITTLE CRAKEHALL • DL8 1JD

Mastile House

Offers In The Region Of £180,000

3 | E

UNDER OFFER

AT A GLANCE

- Semi-Detached Cottage
- 3 Bedrooms
- Two Bathrooms
- 2 Reception Rooms
- Kitchen
- Garden
- Garage
- In Need of Modernisation

LEYBURN 01969 622936

HAWES 01969 667744

SETTLE 01729 825311

KIRKBY STEPHEN 01768 258002

Central Chambers, Market Place, Leyburn, DL8 5BD · enquiries@jrhopper.com · www.jrhopper.com

THE PROPERTY

Semi-Detached Cottage

Mastile House is a charming property situated in the desirable village of Little Crakehall, conveniently located near the popular market towns of Bedale and Leyburn.

Offering spacious and flexible accommodation, the property presents an excellent opportunity for purchasers seeking a home with character and scope to modernise and enhance to their own taste.

The accommodation comprises three bedrooms, including two well-proportioned double bedrooms and a single bedroom, making it ideal for families, downsizers, or those requiring home office space. There are two reception rooms, providing versatile living areas suitable for both relaxing and entertaining. The property also currently benefits from two bathrooms, one of which is located on the ground floor. This ground-floor bathroom could easily be used as a dining room serving the kitchen, offering potential for reconfiguration subject to the buyer's requirements.

Externally, Mastile features a low-maintenance garden, ideal for those seeking outdoor space without extensive upkeep, along with the added benefit of a garage providing secure parking or storage.

While the property is in need of updating and improvement, it offers significant potential to create a comfortable and characterful home in a highly regarded village location. Little Crakehall is well known for its strong community feel and easy access to Bedale's range of amenities, schools, and transport links, making Mastile a rare opportunity for buyers looking to invest in a village property with scope to add value.

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3 Bedrooms

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Registered Office: Hall House, Woodhall, DL8 3LB. Directors: L.B. Carlisle, E.J. Carlisle.

GALLERY

Every room, inside and out

















Produced 20 August 2026. All information believed to be correct at the time. These particulars are intended as a guide only; their accuracy is not guaranteed and they do not form part of any offer or contract. Measurements are approximate. Prospective purchasers must satisfy themselves as to the accuracy of all information.

GALLERY





> *Two Bathrooms*

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THE ACCOMMODATION

A room-by-room schedule

Set out floor by floor, as a plan would read it — from the entrance hall through to the gardens beyond.

01 GROUND FLOOR

Entrance Porch

Tiled flooring. Space for fridge freezer. Inner door hall. Double glazed windows to front and side.

Inner Hall

Staircase. Doors to the ground floor rooms.

Living Room

Fitted carpet. Coved ceiling. Fireplace with electric fire. Radiator. Under stairs cupboard. Window to front.

Kitchen

Good range of base units and a few wall cupboards. Wood flooring. Tiled walls. Sink. Electric cooker point. Shelves. Cupboard. Extractor fan. Radiator. Central heating boiler. Window to side.

Bathroom

Tiled floor. Bath with shower over. WC. Washbasin. Extractor fan. Radiator. Frosted window.

Sitting Room

Good sized room. Beamed and boarded ceiling. Radiator. Fireplace. Shelves. Window to front.

02 FIRST FLOOR

Landing

Fitted carpet.

Bedroom 1

Double bedroom. Fitted carpet. Radiator. Built in wardrobe. Cupboard. Window to front.

Bedroom 2

Single bedroom. Fitted carpet. Radiator. Built in cupboards. Window to front.

Bathroom

Fitted carpet. Bath. WC. Washbasin. Half tiled walls. Loft hatch. Frosted window to front.

Bedroom 3

Good double bedroom. Fitted carpet. Shelved built in cupboard. Loft hatch. Radiator. Window to front.

03 OUTSIDE

Front Garden

Low maintenance garden with patio. Path which leads past the neighbours property giving access to the store and garage.

Garage

Power and light. Up and over door.

Storage Shed

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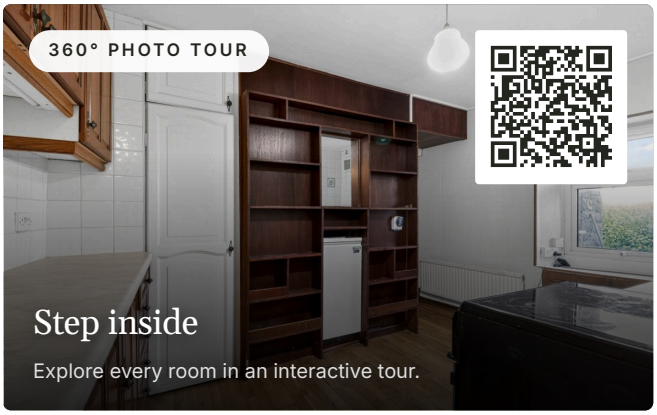
ONLINE ONLY

There's more on the website

Tours, video and paperwork don't fit on paper. Point your phone's camera at a code — or tap it, if you're reading this on a screen.



DOCUMENTS & LINKS

EPC - 9th January 2026

PDF · 0.10 MB

NYK271387 - 5th March 2026

PDF · 0.14 MB

REQUEST THE VIDEO VIEWING

Interest piqued? Here's what's next.

Photographs got you this far — we picked them so they would. Our private video viewings take you further: one of our viewers will walk and talk you through Mastile House properly, inside and out, room by room, pointing out every feature and every issue as they go.

Your time is precious (and so is your fuel), so whittle your shortlist down from the sofa. We'll get you through the door just as soon as we know how much you loved it from afar.

ASK FOR THE VIDEO VIEWING

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Total floor area 103.8 sq.m. (1,117 sq.ft.) approx

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