



HUDSON
MOODY

Orchard Cottage , Moor Monkton, YO26 8JA



A beautifully presented and significantly extended period home with equestrian facilities, extensive outbuildings, and land extending to approximately 1.4 acres, located in the highly sought-after village of Moor Monkton, between York and Harrogate.

Set on the main street of the peaceful and well-connected village of Moor Monkton, Orchard Cottage is a charming and spacious family home, which has been thoughtfully upgraded and maintained by the current owners. The property boasts a wealth of original character including exposed beams, oak flooring, and a stunning brick inglenook fireplace with log burner, which forms the centrepiece of the spacious sitting room. Oak doors open from here to a front-facing study and a rear snug, offering further living space or the potential for a sixth bedroom.

The dining room, with exposed brickwork and a large front window, flows into a bespoke open-plan kitchen/breakfast room, complete with oil-fired Aga, further dining area and garden room with French doors opening out to a terraced seating area, making this the perfect space for entertaining. Additional ground floor features include a large utility room, boot room, pantry and storage. To the first floor, are five well-proportioned bedrooms, two family bathrooms and the principal bedroom, benefitting from walk-in wardrobe and en suite shower room.

Externally, the property offers an excellent range of outbuildings and equestrian facilities. To the front is a lawned garden enclosed by mature hedging, while to the rear lies a generous south-facing garden with a lawn, terraced seating area, mature trees, and well-established borders. A gravel driveway provides ample parking and leads to a triple garage.

Beyond the main garden area is a range of high-quality outbuildings including a large workshop (with preliminary plans for conversion to an annexe), five loose boxes, a saddle room, tractor store, two bay areas, and an additional storage room. There is also a beautifully maintained vegetable garden, ideal for those with a passion for growing their own produce. The equestrian facilities include a small holding paddock and a larger paddock of approximately 1.4 acres.

Moor Monkton is a charming and peaceful village with a strong sense of community. It offers a range of local activities including a book club, garden club, and pop-up pub. The location provides easy access to York (7.5 miles) and Harrogate, with excellent transport links via the A59 and A1(M). There are also excellent schooling options nearby, including Queen Ethelburga's Collegiate, Bootham, The Mount, and St Peter's in York. Nearby Poppleton offers additional local amenities, primary and secondary schools, and a train station with regular services to York, Harrogate, and Leeds.

This is a rare opportunity to acquire a characterful and versatile family home in a beautiful rural setting with extensive facilities and excellent connectivity.

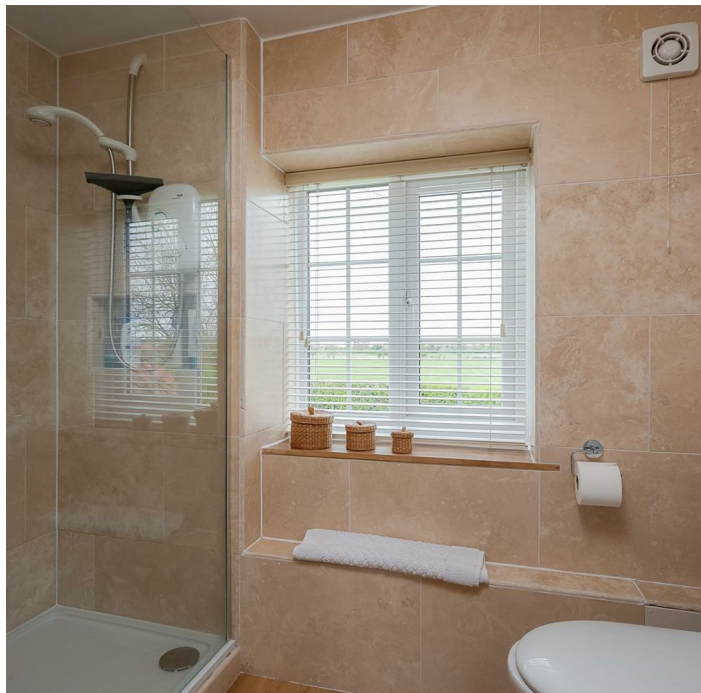


- Substantial Equestrian Property
- Charming Extended Country Cottage
- Five Reception Rooms
- Superb Open Plan Dining Kitchen with AGA
- Separate WC, Utility Room, Pantry and Store Cupboard
- Triple Garage
- Extensive Gardens
- Large Stable Block and Yard & Additional Outbuildings
- Paddocks
- Quiet Village Location

Offers In Excess Of £1,000,000

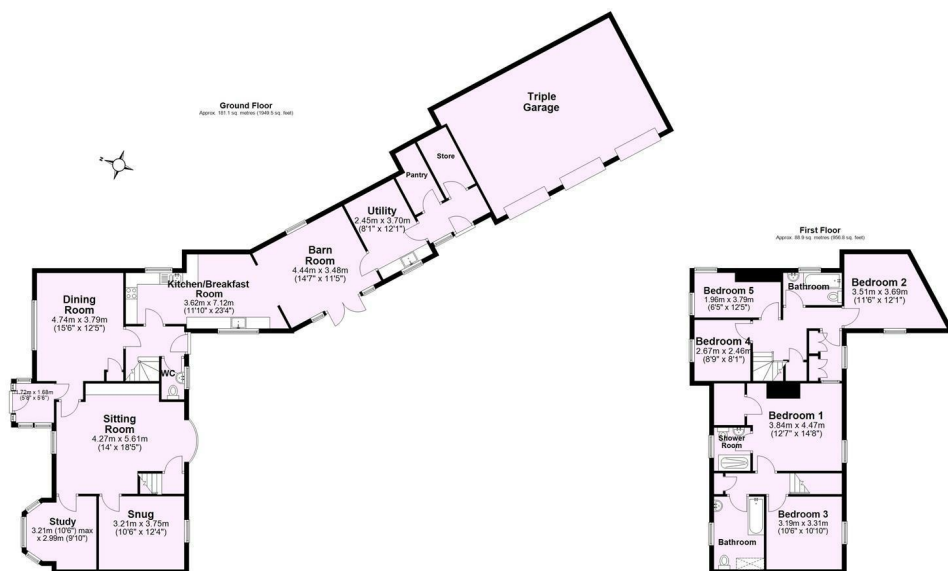
Tenure: Freehold

Council Tax Band: G

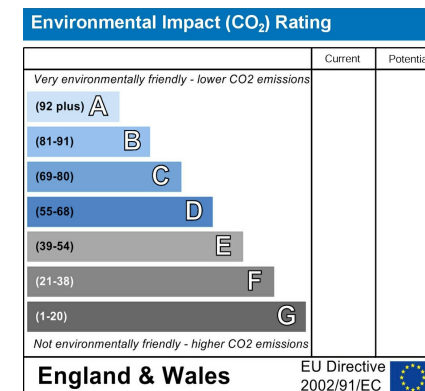
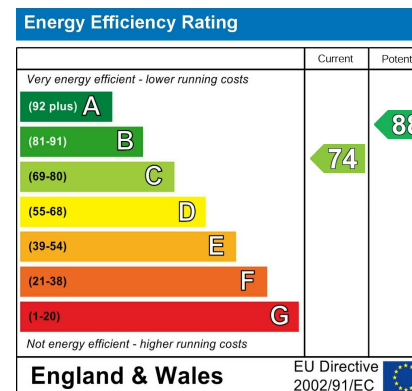








Total area: approx. 270.0 sq. metres (2908.3 sq. feet)



**HUDSON
MOODY**

IMPORTANT NOTICE

1. These particulars have been prepared as accurately and as reliably as possible, but should not be relied upon as 'statement of fact'. If there is any point which is of particular importance to you, please contact the office and we would be pleased to check the information. Please do so particularly if contemplating travelling some distance to view the property.
2. We have not tested any services, appliances, equipment or facilities and nothing in these particulars should be deemed to be a statement that they are in good working order, or that the property is in good structural condition or otherwise.
3. Any areas, measurements, floor plans or distances referred to are given as a guide only and are not precise.
4. Purchasers must satisfy themselves by inspection or by otherwise regarding the items mentioned above and as to the correctness of each of the statements contained in these particulars.
5. No person in the employment of Hudson Moody has any authority to make or give any representation or warranty whatsoever in

**58 Micklegate
York
North Yorkshire
YO1 6LF**

**01904 650650
rosedawson@hudson-moody.com**