



Croft House The Green
Nun Monkton York, YO26 8ER
Offers in excess of £950,000



Charming 4 bedroom Family home - Overlooking the Nun-Monkton village green and pond

WITH AMAZING POTENTIAL SUBJECT TO ANY NECESSARY PLANNING WE ARE DELIGHTED TO OFFER FOR SALE A FABULOUS PROPERTY IN THE HEART OF THE SOURGHT AFTER VILLAGE
WITH THREE RECEPTION ROOMS, DINING KITCHEN AND UTILITY ROOM
GROUND FLOOR BEDROOM WITH ENSUITE, THREE FURTHER BEDROOMS,
OUTBUILDINGS AND GARAGES ALL SET IN THE STUNNING LANDSCAPED GARDENS
EPC E



Description

This presents a rare opportunity to acquire a family residence located in one of the most sought-after villages in the area; thus, viewing of this property is essential, as it is likely to generate significant interest.

Nestled in the charming village of Nun Monkton, York, this delightful house offers a perfect blend of comfort and elegance. The property boasts two spacious reception rooms, ideal for both entertaining guests and enjoying quiet family evenings, there is ample space for a growing family or for those who simply desire extra room for guests or a home office.

The house features two bathrooms, ensuring convenience for all residents. The layout is thoughtfully designed to provide both privacy and communal living spaces, making it a wonderful home for family life.

Situated in the picturesque setting of The Green, this property benefits from the tranquillity of village life while remaining within easy reach of the vibrant city of York. The surrounding area is known for its scenic beauty and community spirit, making it an ideal location for those seeking a peaceful yet connected lifestyle.

This house is not just a place to live; it is a place to create lasting memories. Whether you are looking to settle down or invest in a property with great potential, this home in Nun Monkton is certainly worth considering.

The ground floor seamlessly transitions from the main reception hall and comprises three formal reception areas: a dining kitchen, a utility room, and a double bedroom complete with an en-suite facility. The first floor accommodates an additional three generously proportioned bedrooms along with a house bathroom.

Moreover, to enhance the accommodation options, there exists a detached garage and an outbuilding that holds potential for conversion to various uses, contingent upon obtaining the requisite planning permissions.

A notable feature of the property is the splendid garden,

which includes a summer house, mature trees and shrubs, as well as an expansive lawn area that provides parking space for multiple vehicles.

Location

This substantial family home is situated in the village of Nun Monkton, which is arranged around a picturesque 20-acre village green and benefits from a well-regarded primary school, the historic 'St Mary's Church,' and the award-winning gastro pub 'The Alice Hawthorn.' There is convenient access to the city of York (approximately 9 miles), which offers excellent rail links to London and Edinburgh, as well as to Harrogate (approximately 12 miles) and the A1 motorway (approximately 6 miles).

Further information

SERVICES

We are advised that the property has mains water, electric and drainage. The central heating is oil fired.

LOCAL AUTHORITY

North Yorkshire Council

northyorks.gov.uk

TENURE

We are advised that the property is freehold and that vacant possession will be granted upon legal completion.

ADDITIONAL INFORMATION

DIRECTIONS

Driving into the village follow the road round to the right with the maypole in front and the property is situated on the right hand side.

VIEWING ARRANGEMENTS

Strictly through the selling agent CRAVEN HOLMES 01423 329010





