



Sunny Dene

Red House Lane | Moor Monkton

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Red House Lane, Moor Monkton, YO26 8JE

A 3 bedroom chalet style bungalow with a wide range of outbuildings and approx 3.78 acres (1.53 ha) of land with views over the open countryside and conveniently located on the edge of Moor Monkton.

GUIDE PRICE £500,000

SITUATION

Moor Monkton is a traditional village approximately 7 miles from York, which offers an excellent range of services and amenities including high quality hoteliers, restaurants, public houses, shops, recreational, sporting, medical and educational facilities as well as excellent transport links with mainline train service operating to Edinburgh Waverley and London Kings Cross from York approximately 7 miles distant. The traditional market towns of Wetherby, Knaresborough and Harrogate are also located close by and provide further services and amenities. For the commuter the property benefits from nearby road access with the A59, A19 and A1(M) all within close proximity.

DESCRIPTION

Sunny Dene is a red brick, 3 bedroom chalet style bungalow with flexible accommodation, briefly comprising: entrance hall which gives access to all the ground floor rooms with stairs up to the first floor, the kitchen is fitted with a range of wall and base units, garden/sun room with views overlooking the rear garden and countryside beyond, sitting room with open fire, bathroom and ground floor bedroom which would also be ideal as home office or playroom. To the first floor there are 2 further double bedrooms.





Outside, the property is approached via a shale driveway which provides direct access to the single garage and a to the range of barns and outbuildings which would be ideal for equestrian use or other livestock.

The property has a generous lawned area to both the front and rear aspect as well as a further space beyond, which would be ideal for a large vegetable garden or a more formal garden if desired. With so much outdoor space there is the potential to extend the property to create a spacious family home (subject to the necessary planning consents).

The paddock extends to approx 3.78 acres (1.53ha) which would be ideal for horses or other livestock which can be access from Red Lane as well as via the barns.

Additional Information

Agricultural Occupancy Restriction

The property is subject to a planning condition stating "The Occupation of the dwelling shall be limited to a person wholly or mainly employed or last employed in in the locality in agriculture, as defined in Section 221(1) of the Town & Country Planning Act 1962, or a dependant of such residing with him, (but including a widow or widower of such a person)."

Tenure

Freehold with vacant possession on completion.

Services

Mains water and drainage, Mains Electric, Oil central heating.

Council Tax Band

Band D

Local Authority

North Yorkshire Council

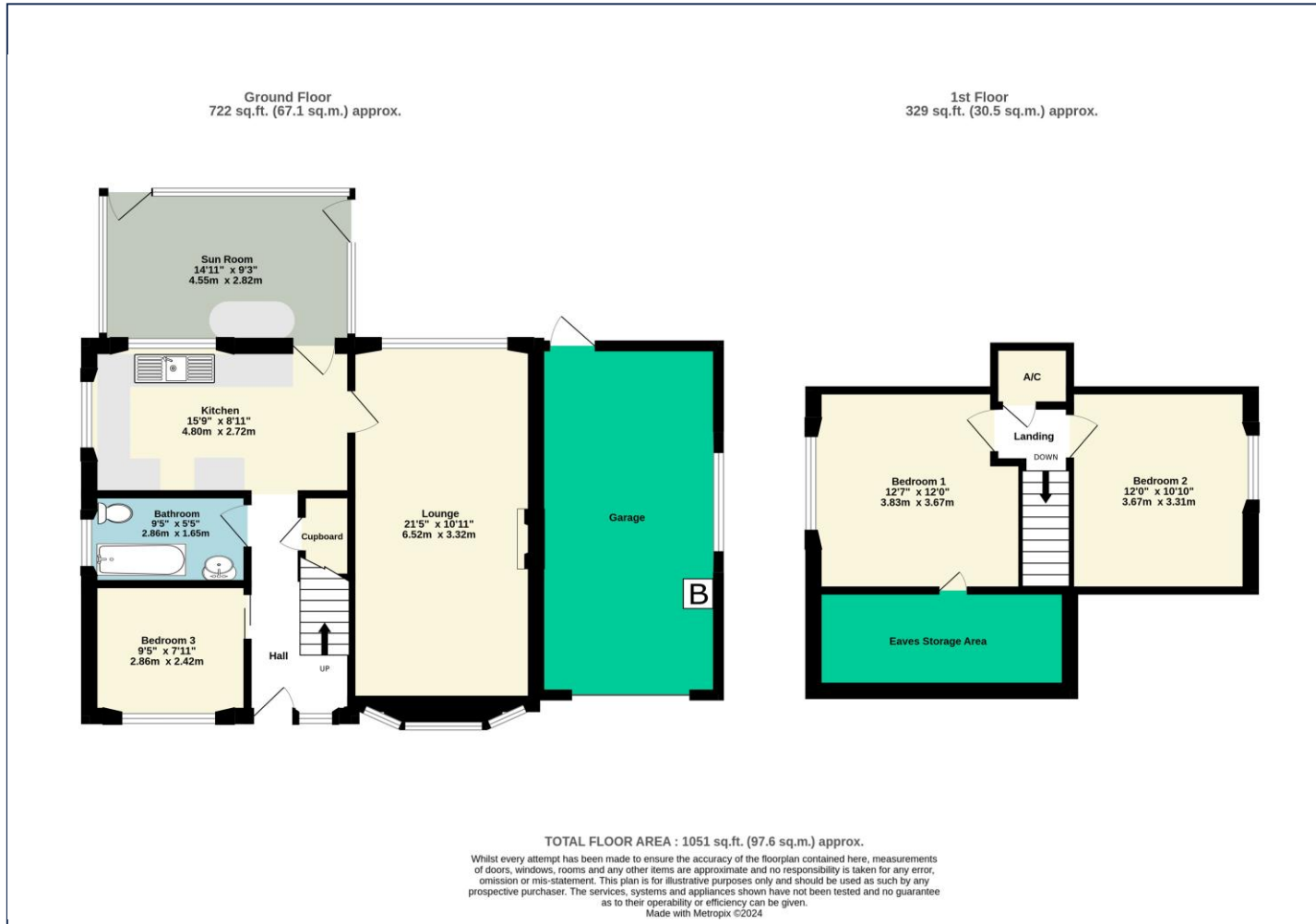
Viewing – Strictly through the selling agents. Lister Haigh 01423 860322.

Directions

From A1(M) junction 47 continue on the A59 towards York for approx. 7 miles, Moor Monkton crossroads take the left turn onto Church Lane and continue down the lane for approx. 0.3 miles and take the right turn onto Red House Lane and the bungalow can be found on the right-hand side identified by the Lister Haigh For Sale board.







Score	Energy rating	Current	Potential
92+	A		95 A
81-91	B		
69-80	C		
55-68	D		
39-54	E	42 E	
21-38	F		
1-20	G		



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