



LIME TREE HOUSE AND THE LIMES  
The Green, Green Hammerton

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# LIME TREE HOUSE AND THE LIMES

The Green, Green Hammerton, York, YO26 8BQ

Positioned centrally in the charming village of Green Hammerton, this delightful property on The Green offers a unique opportunity. Previously one dwelling, this property is currently divided into 2 cottages, presenting the exciting possibility of reinstating it as one family residence, subject to building regulations. Priced accordingly, this property offers 2,766 sqft of accommodation and has beautiful enclosed gardens and driveway to the rear.

## ACCOMMODATION

Idyllic position on The Green in Green Hammerton

Period property currently divided into 2 Dwellings

Potential to reinstate as a single family home

Currently 4 bedrooms and two bathrooms

2 large kitchens

Stunning enclosed gardens to the rear

Gated driveway

In need of updating to realise its full potential



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## Lime Tree House and The Limes

Nestled in the charming village of Green Hammerton, York, this delightful property on The Green offers a unique opportunity. In a prime location and with picturesque surroundings, the property boasts 4 reception rooms, 4 bedrooms, and 3 bathrooms, providing ample space for comfortable family living. Previously one dwelling, it is currently divided into 2 cottages, presenting the exciting possibility of reinstating it as one family residence, subject to building regulations. Priced accordingly, the property offers a generous amount of square footage, allowing for versatile living arrangements to suit your needs. The beautiful gardens at the rear of the property provide a tranquil escape, perfect for relaxing or entertaining guests. Additionally, the private driveway adds convenience and exclusivity to this already appealing home. With its potential to be transformed into a stunning single residence and its idyllic location, this property is a rarity.

Briefly comprising:

**Lime Tree House:** Front door leads to the large reception room, open plan living dining kitchen and garden room with lantern roof to the rear and French doors leading out to the delightful garden space, utility room, inner hall with cloakroom/w.c and stairs off. To the first floor the landing leads to the principal bedroom with ensuite bathroom, further bedroom.

**The Limes:** Front door leading to cosy sitting room with wood burning stove, large dining kitchen which was originally the house kitchen, utility area and large store, inner hall leading to an additional reception room with stairs off. To the first floor are two bedrooms and the house bathroom.







### The appeal of Our Home- The Owners Insight

My experience of living in Lime Tree House was a picture-perfect, Yorkshire village life. The front of the house looks out onto The Green and is the epitome of rural English village life. At the rear the stunning secluded garden is a haven that leads to the fields beyond.

While having a feeling of seclusion Lime Tree House is also close to all the amenities: post-office, the local pub, a perfect latte (from the Post-Office), schools, etc and within 15 minutes you can be in the heart of the historic City of York with transport links to London.

I will always recall enjoying the garden in the summer for a BBQ. The garden is the perfect size, lovingly nurtured and now well established over the past 35 years with a stunning pond built by my mother full of fish and a raised sun-trap patio so you can view the garden, pond and house beyond.

There is an abundance of colour, structure, established borders and lawn on one side of the gravel drive and on the other are raised beds where you can grow your favourite vegetables and flowers. It is a truly tranquil oasis.

In colder weather, my memories of Christmases and family gatherings were around the open fires. The kitchen was the heart of the house with all the smells of Sunday roasts where special memories were created.

Now divided into two unique properties both Lime Tree House and The Limes have maintained this feeling of warmth, homeliness and seclusion.





## Outside

The property has pedestrian access down a gravelled path and through a timber gate to the super rear garden. This is a stunning space. With vehicular access off Back Lane through timber gates, a gravelled driveway offers parking for a number of vehicles. The mature garden is a combination of sunken area with ornamental pond, kitchen garden, mature planting and delightful raised lawn. This area has clearly been loved by the previous owner and it is evident that considerable thought has gone into the design.

## Situation and Amenities

Green Hammerton is a hugely popular village lying midway between York and Harrogate, Leeds city centre is 25 miles and has easy access to the A1. There are railway stations at nearby Kirk Hammerton and Cattal with services to York, Harrogate and Leeds with mainline services between London and Edinburgh. The village also has regular bus services to York, Boroughbridge, Knaresborough and Ripon.

There are a range of amenities in the village including a pub, post office with shop, doctor's surgery, excellent primary school (with nearby independent schools including Queen Ethelburga's, Cundall Manor, Ampleforth and the York and Harrogate schools), impressive sports field with modern village hall and playground.

## Services

Mains water, sewerage and electricity. There is oil fired central heating.

## Tenure

Freehold

## Local Authority and Council Tax Band

North Yorkshire Band E

## What 3 Words

///puzzled.valley.necklaces

## Viewings

Strictly by appointment with GSC Grays 01423 590500

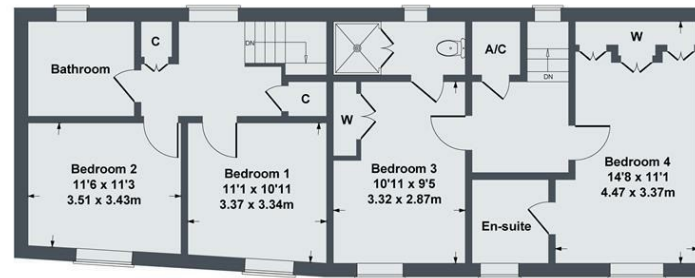


# The Limes And Limetree House

Approximate Gross Internal Area  
2766 sq ft - 257 sq m



GROUND FLOOR



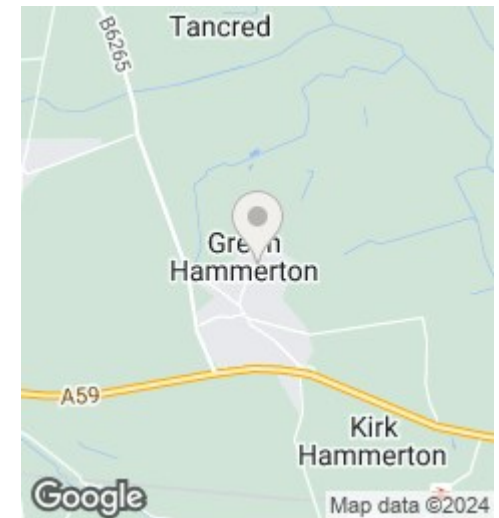
FIRST FLOOR

SKETCH PLAN FOR ILLUSTRATIVE PURPOSES ONLY

All measurements walls, doors, windows, fittings and appliances, their sizes and locations, are approximate only. They cannot be regarded as being a representation by the seller, nor their agent.

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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			77
(69-80) C			
(55-68) D		59	
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	



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