



Forge House The Green Nun Monkton York

Offers Over £2,750,000 Freehold



Nestled in the charming village of Nun Monkton, York, this exquisite house, dating back to the early 1900s, offers a perfect blend of traditional elegance and contemporary design. With a rich history spanning over 200 years, this meticulously restored home is a true gem that captures the essence of its era while providing modern comforts.

Forge House is a magnificent 200-year-old home that has been meticulously restored in 2024, offering a perfect balance of traditional elegance and contemporary design. Every detail has been carefully considered, from the handcrafted hardwood sash windows to the bespoke oak staircase and Versailles oak flooring. With 4,800 sq ft of architect designed space, this five-bedroom, five-bathroom residence is ideal for families or those who love to entertain.

Set within 1.35 acres of beautifully landscaped gardens, this property provides an abundance of outdoor space, including a mature orchard, a vegetable garden, and a charming shepherd's hut retreat. The south-facing aspect ensures light-filled rooms throughout the day, while the expansive patio offers the perfect setting for al fresco dining. The self-contained annex, complete with a private entrance, bedroom, kitchen, and bathroom, adds flexibility for guest accommodation or potential rental income.

Located in the heart of Nun Monkton, this home enjoys an unrivalled village setting. Overlooking the traditional green, with its historic Maypole, Buttery Pond, and freely roaming cows, the property exudes quintessential English charm. The award-winning Alice Hawthorn pub, a historic church with exquisite stained glass, and an excellent village school are all within a short walk, creating a warm and welcoming community atmosphere.

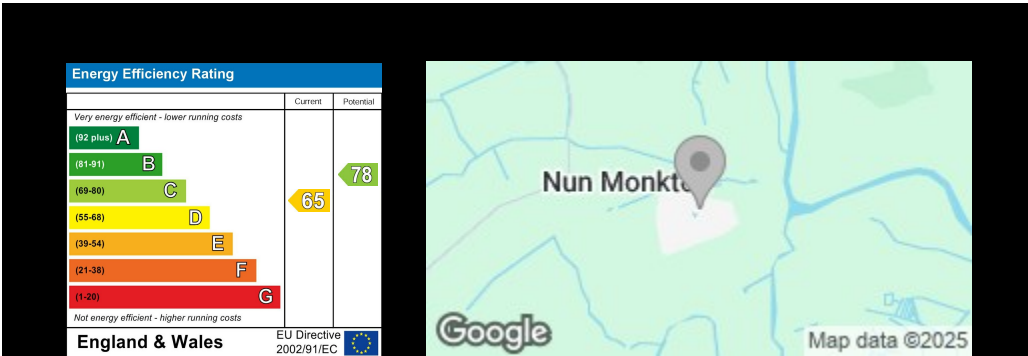
Despite its tranquil setting, Forge House offers superb connectivity. York's vibrant city centre is just 15 miles away, while Harrogate's renowned spa town is only 17 miles. With easy access to major transport links, this remarkable home provides the perfect countryside escape without compromising on convenience.

A brochure is available on request but to truly appreciate all that Forge House has to offer, we invite you to arrange a viewing today.

Part A:  
Tenure: Freehold  
Council tax band: G  
EPC rating: 65 D

Part B:  
Parking arrangements – Secure off-street parking  
Number & Type of Rooms:  
Bedrooms 4  
Bathrooms 4  
Reception Area 3

- Upon receipt of any offer these steps will follow.
1. Any offer put forward will be qualified by Anita, our independent financial advisor who will give you a call to discuss how you will be funding this purchase.
  2. We require proof of your finances for your purchase. This will be evidence of where your cash is held e.g. bank statement, proof of mortgage/mortgage in principal or if your finances are from a sale on a property, we will require details of your solicitor acting for you to confirm.
  3. Once a sale is agreed you will then be required to provide solicitor details. We can provide you with a competitive conveyancing quote.
  4. Further documents required from you in person are: photo ID (passport/driving licence) and proof of current address dated within the last 3 months (utility bill, council tax or mortgage statement).



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