



APPLETREE FARMHOUSE

The Green, Nun Monkton, York, North Yorkshire



A CHARMING FOUR-BEDROOM DETACHED PERIOD FARMHOUSE

Dates back to 1824, ideally situated overlooking the stunning village green, with gardens, off road parking and a detached garage.

		
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Local Authority: North Yorkshire Council
Council Tax band: F
Tenure: Freehold





DESCRIPTION

Set in the heart of a charming village and overlooking an attractive green, this beautifully presented family home is a true haven of warmth and character. Offering four double bedrooms, a range of inviting living spaces, and stunning gardens front and back, this property perfectly balances timeless features with thoughtful modern touches.

From the moment you step inside, you're welcomed by a wide central staircase and a sense of space and light. The ground floor flows effortlessly, offering versatile living areas for every occasion. To the right of the hall, the drawing room overlooks the front garden and features a recessed exposed brick fireplace with gas stove—ideal for relaxing on cooler evenings.



Adjacent lies a second sitting room, also with a wood-burning stove, opening into the heart of the home: a spacious kitchen/dining room. Here you'll find shaker-style cabinetry, solid wood worktops, built-in appliances (including an induction range cooker, microwave, fridge/freezer, and dishwasher), and warm wooden flooring. A utility room and rear entrance porch add practical convenience.

Upstairs, four beautifully appointed double bedrooms await, each enjoying delightful views of the surrounding countryside. The master bedroom boasts its own walk-in en suite shower room, while the second bedroom also benefits from a private en suite. The family bathroom is a real standout feature—stylishly finished with a freestanding bath, separate shower, period-style panelled walls, and elegant chrome fittings.



EXTERNALLY

To the front, the home is framed by a generous enclosed garden, mainly laid to lawn and bursting with colour from well-stocked flower beds and borders. A mature wisteria climbs the front façade, offering a picture-perfect welcome in spring and summer.

To the rear, a gated courtyard provides off-road parking and leads to a double detached garage—an ideal combination of practicality and privacy. The courtyard also offers a charming space for outdoor dining or quiet relaxation.

Whether you’re dreaming of village life, space to grow, or simply a home that brings character and comfort together under one roof, this property offers all that and more.



LOCATION

Nestled in the heart of the charming village of Nun Monkton, this delightful home enjoys a truly unique setting. Overlooking the picturesque village green—complete with its historic Maypole, Buttery Pond, and grazing cows—this property embodies the very essence of English countryside living. Just a short stroll away, you’ll find the award-winning Alice Hawthorn pub, a historic church with stunning stained glass windows, and a highly regarded village school, all contributing to a welcoming and close-knit community atmosphere. Close by is a fuel station/ general store as well as train station at Hammerton that connects through to York and Leeds. The village is almost in the middle of York and Harrogate and the A1(M) 5 miles away for those needing to commute North and South. The village is accessed via a no-through road and is also home to the Yorkshire Heart Vineyard and Brewery.

Distances

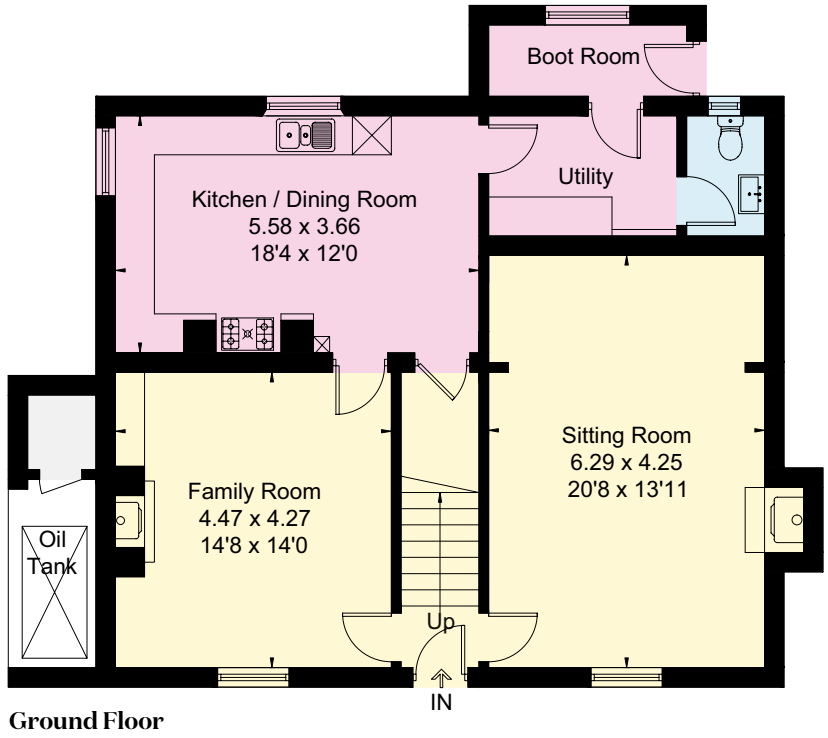
- York 24 miles
- Harrogate 6 miles
- Wetherby 15 miles
- Leeds 22 miles

PROPERTY INFORMATION

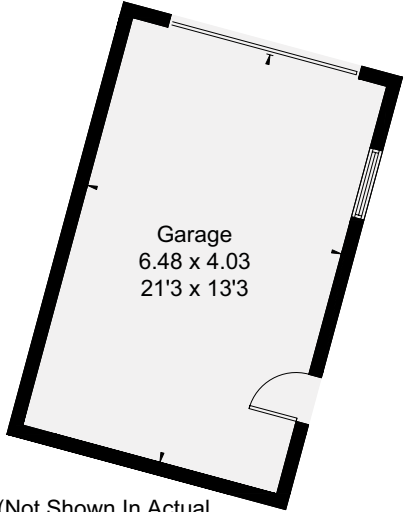
Services: Mains water, drainage and electricity and oil central heating.

Viewing: Strictly by appointment. For further details, please contact Knight Frank, Yorkshire Office, Melissa Lines. 01423 222078

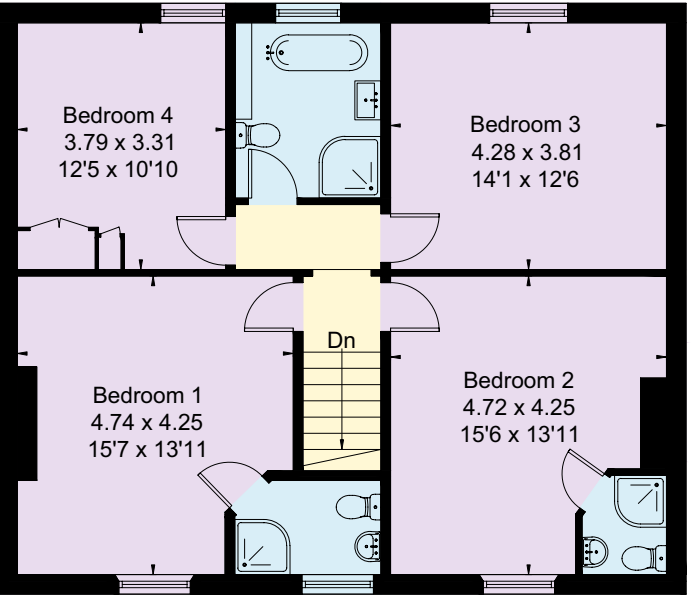
Directions: Sat Nav: YO26 8EW



Approximate Gross Internal Area = 175.1 sq m / 1885 sq ft
Garage = 26.3 sq m / 283 sq ft
Total = 201.4 sq m / 2168 sq ft



(Not Shown In Actual Location / Orientation)



First Floor

This plan is for layout guidance only. Not drawn to scale unless stated. Windows and door openings are approximate. Whilst every care is taken in the preparation of this plan, please check all dimensions, shapes and compass bearings before making any decisions reliant upon them.

I would be delighted
to tell you more.

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