



The Green, Nun Monkton Guide Price £495,000

A golden opportunity to buy a charming and incredibly quirky 2 bedroom double fronted cottage overlooking Nun Monkton's idyllic 20 acre village green. Believed to date back to the early 1800's, Burnsey House boasts a wealth of original features and offers a buyer the chance to cosmetically update, improve and restyle the surprisingly spacious interior.

*** NO ONWARD CHAIN ***

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Location Overview

Positioned around 2 miles off the A59 commuter route at the end of a pretty country lane, Nun Monkton is one of North Yorkshire's hidden gems with no through traffic and a breathtakingly beautiful 20 acre village green with Maypole and duck pond. The village amenities include a primary school and The Alice Hawthorn, a highly regarded 18th century country inn and restaurant. With idyllic country walks on your doorstep, the village is also only a 10 minute drive off junction 47 of the A1(M), 8 miles north west of York and 13 miles east of Harrogate.

Inside

An entrance porch leads through into a generous sitting room blessed with a plethora of exposed beams, fabulous fireplace and a wood burning stove. The 23'10" (7.26m) long dining kitchen features a further abundance of exposed ceiling beams and a magnificent galleried landing above to complement the farmhouse style kitchen comprising of a timber worktop, period style sink unit and an anthracite fed Aga which is currently in need of a new flu part. Please note that the Aga is fully functional and the replacement flu part has already purchased and is ready to fit by the buyer. The kitchen also features a walk-in pantry and leads through to the original smaller kitchen which is now in need of refurbishment and presents a buyer with a blank canvas to convert into a utility room, study or snug.



A dog legged timber open tread staircase off the kitchen leads up onto a fabulous first floor galleried landing overlooking the rear of the kitchen. Period doors lead off the spacious landing into 2 double bedrooms (both with fitted wardrobes and village green views) and a decent sized split level bathroom with wash basin, wc and a freestanding bath tub.



Other internal features of note include double glazing and an LPG fired combi boiler providing domestic hot water and heat to only 1 radiator currently located in the sitting room. It should also be noted that as a much loved and adored, slow and steady renovation project for the past 24 years by the current owner, such tasks as a full re-wire, the renovation of the former kitchen and full commissioning of the Aga are being passed on to the new custodian of this beautiful cottage to do.

Outside

The cottage style front garden enjoys village green views and a tandem length driveway to the side of the property provides parking and gated access into a 17'10" (5.44m) long brick built detached garage.



To the rear of the cottage there is a shingled courtyard area and an 18 yard (16.5m) long pathway running in between the garage and neighbouring garden that leads to an idyllic wooded area with a rural backdrop enjoying a high degree of privacy and providing the scope to landscape and create a more formal garden area.

It should also be noted that the neighbouring cottage has a pedestrian right of access across the shingled area for wheelie bins etc

Services

We have been advised by the vendor that all main services are connected to the property with the exception of mains gas.

Energy Efficiency

This property's current energy rating is () and has the potential to be improved to an EPC of ().

Council Tax & Postcode

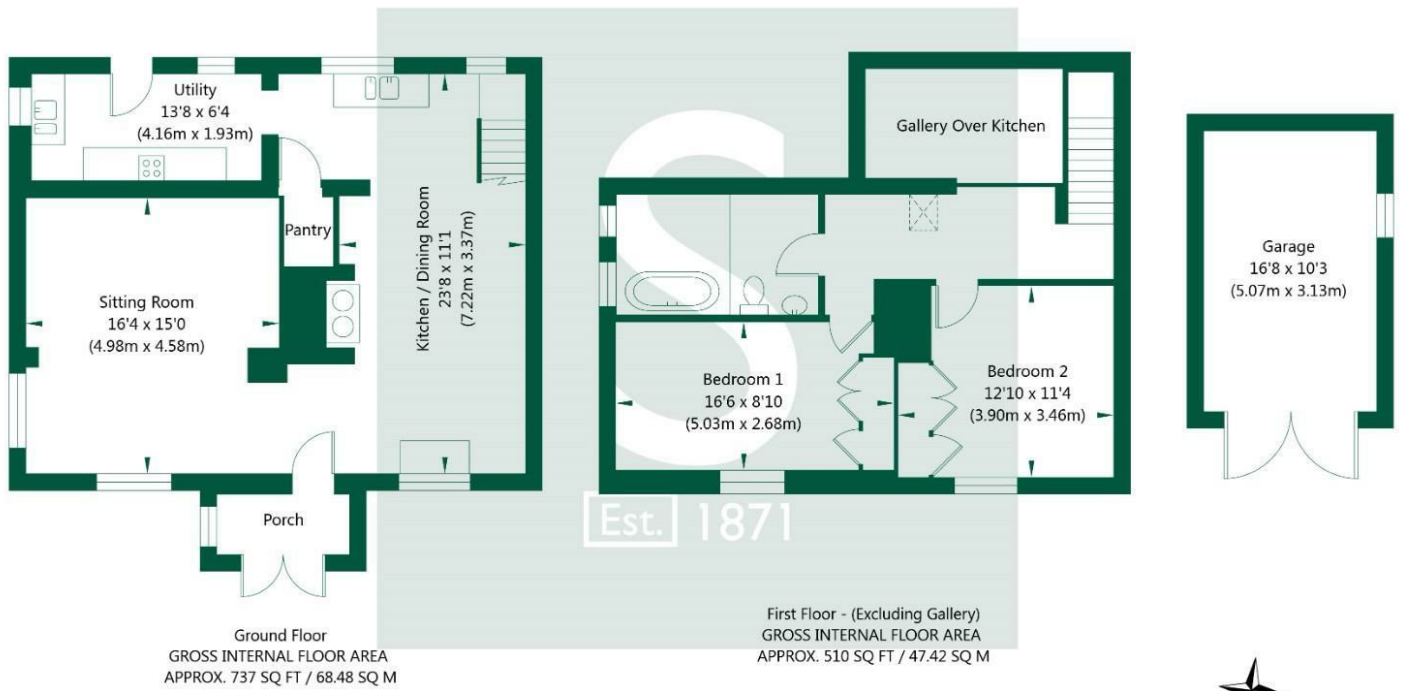
This property sits within North Yorkshire Council and is in the tax band of E. The postcode for the property is YO26 8EW.

Tenure

We have been informed by the vendor that the property is freehold.



The Green, Nun Monkton, York, YO26 8EW



NOT TO SCALE - FOR ILLUSTRATIVE PURPOSES ONLY
 APPROXIMATE GROSS INTERNAL FLOOR AREA 1247 SQ FT / 115.9 SQ M - (Excluding Gallery & Garage)
 All measurements and fixtures including doors and windows are approximate and should be independently verified.
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