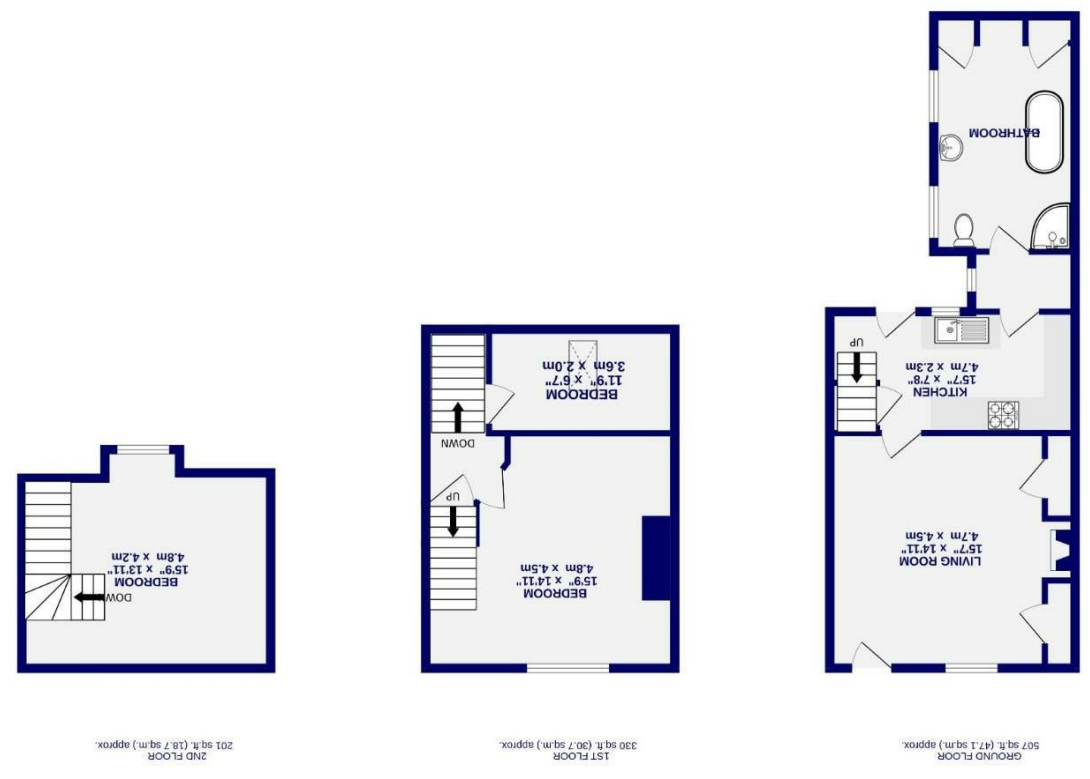




# The Green Nun Monkton, York YO26 8EW

Freehold  
Council Tax Band - C

- Period Country Cottage
- Two Bedrooms Plus Snug
- Cosy Lounge
- Large Garden To The Rear
- Views Of The Village Green
- Vaulted Ceilings
- EPC G



While every effort has been made to ensure the accuracy of the figures, measurements of rooms and any other areas are approximate. It is recommended that you obtain a professional valuation of the property before purchase. The plan is for illustrative purposes only and should be used as a guide only. Purchasers must satisfy themselves by inspection or by otherwise regarding the items mentioned above and as to the correctness of each of the statements contained in these particulars. No person in the employment of Ashtons has any authority to make or give any representation or warranty whatsoever in relation to this property or these particulars nor enter into any contract relating to the property on behalf of the vendor.



The Green  
Nun Monkton, York  
YO26 8EW

£375,000

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Set in the heart of the picturesque village of Nun Monkton, overlooking the village green, this charming period cottage offers an abundance of character and countryside appeal now available with no onward chain. Positioned between York and Harrogate with easy access to the A59, the property enjoys a tranquil rural setting while remaining well connected to local amenities, including the highly regarded Alice Hawthorn restaurant just a short stroll away.

The Cottage has served as a much-loved rental home for many years and now presents a rare opportunity to acquire a truly delightful village residence.

The accommodation begins with a welcoming front sitting room, full of warmth and original character, featuring exposed timber beams, a multi-fuel stove set into a brick hearth, and bespoke built-in fireside storage. To the rear, the solid wood kitchen offers a traditional country feel and leads through to a rear hallway and the beautifully appointed ground floor bathroom. With a vaulted ceiling, freestanding roll-top bath, period fireplace, modern walk-in shower, pedestal wash basin and WC, this space effortlessly blends modern comfort with timeless style.

Upstairs, the first floor offers a generous principal bedroom to the front with views over the green, while a smaller single room to the rear is cleverly built into the eaves, complete with Velux windows. A further double bedroom is located in the attic, making excellent use of the space and providing flexibility for guests, home working, or additional family accommodation.

Externally, the south-facing rear garden is laid to lawn and includes a shed, an outbuilding for storage, and access for bins. To the front, a spacious walled courtyard patio provides a private and welcoming entrance.

Steeped in charm and set in one of the region's most attractive villages, this characterful home offers an ideal lifestyle for those seeking countryside living within easy reach of both York and Harrogate.

