



## CROFT BARN

WEST SIDE FARM | THE GREEN | NUN MONKTON | YORK | NORTH YORKSHIRE | YO26 8EW

*A wonderful opportunity to rent this newly completed semi-detached barn conversion, set just off the village green, located in the picturesque and highly sought-after village of Nun Monkton.*

*Croft Barn has been newly converted to create a light and spacious village home which has been designed to cater to the needs of contemporary living.*

*Its generous proportions and thoughtful layout exemplify the perfect balance between modern convenience and traditional craftsmanship.*

*Bathed in natural light, the living spaces are brought to life, creating a welcoming and vibrant atmosphere throughout the home.*

## ACCOMMODATION

### GROUND FLOOR

- Reception hall
- Sitting room
- Open plan living kitchen
- Wet room
- Cloakroom

### FIRST FLOOR

- Landing
- Principal bedroom and en-suite shower room
- Two Double bedroom
- House bathroom

### EXTERIOR

- Private, gated driveway
- Off-road parking
- Garage
- Brick outbuilding / store
- Rear garden
- Terraced courtyard
- Electric charging point





## GROUND FLOOR

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*The ground floor accommodation is entered through a light and spacious reception hall, which sets an inviting tone for the rest of the home.*

*Double half-glazed French doors provide a grand entrance to the fabulous living kitchen. Additionally, the hallway grants access to a practical and conveniently located cloakroom.*





The expansive living kitchen is truly the highlight of this lovely home, featuring painted Shaker-style cabinetry complemented by rich timber work surfaces. The kitchen is equipped with top-of-the-line integrated Bosch appliances, including an electric oven, a combination oven and microwave, an electric hob, extractor fan, and dishwasher.

This thoughtfully designed space offers ample room for a dining table and seating area, making it ideal for family meals and entertaining guests. The seamless flow of the kitchen is enhanced by bi-folding doors that open to a stone-flagged terrace at the front of the property. This terrace provides a lovely outdoor extension of the living space, perfect for alfresco dining. The combination of high-quality finishes and practical design makes the living kitchen a perfect blend of style and functionality.



The generously proportioned dual-aspect sitting room offers a bright and airy atmosphere thanks to its dual aspect. French doors open directly onto the sheltered rear garden, creating a seamless connection between indoor and outdoor living spaces.

Adjacent to the sitting room, a thoughtfully designed wet room offers practical and versatile amenities. This modern facility is ideal for guests or family members, adding an extra layer of convenience to the living area.

In addition to these delightful features, it is worth noting that Croft Barn has been newly decorated and carpeted throughout in neutral tones. This fresh, contemporary finish ensures a clean, cohesive look and provides a blank canvas that allows for easy personalisation according to individual taste.



*The first-floor accommodation is accessed via a painted timber staircase. The first-floor landing with useful storage space, leads to the principal bedroom with its en-suite shower room, featuring a walk-in shower, white sanitary ware and chrome heated towel rail.*

*In addition to the principal bedroom, the first-floor houses two further double bedrooms. These rooms share access to a house bathroom with white sanitary ware with chrome fixtures and fittings.*

*Overall, the first-floor layout combines privacy and convenience, with each room designed to enhance the home's sense of comfort and functionality.*





## EXTERNAL

Croft Barn is approached via a private lane just off the pretty village green. A private gravel drive leads to a private paved courtyard and integral garage and external store. The principal gardens are set to the rear of the property and have been mainly laid to lawn.

## LOCATION

Nun Monkton is situated off the A59, which connects to major routes leading to York, Harrogate, and beyond, just 2 miles down a picturesque, country lane. As a tranquil cul-de-sac village with no through traffic, its charm lies in its tranquil ambience.

Despite its modest population of around 200 residents, Nun Monkton boasts a variety of amenities and attractions.

The village is home to one of Yorkshire's last remaining working greens. During the summer months, you can see cows leisurely grazing around the village.

Nun Monkton Foundation Primary School caters to children aged 4 to 11 years and serves the village as well as neighbouring communities. It has earned a "Good" rating from Ofsted, with some aspects recognised as outstanding. The school benefits from a high staff-to-pupil ratio and is situated in a picturesque and secure environment.

St. Mary's Church, situated behind a majestic Weeping Beech tree, is renowned for its stunning stained-glass windows, which are celebrated as some of the finest in Yorkshire.

The village also boasts an award-winning public house with rooms. The Alice Hawthorn plays an active role in the community, often supporting local causes and participating in village events. Its role as a communal hub helps foster a strong sense of connection among residents.

The village's location at the confluence of the Rivers Nidd and Ouse provides scenic walking paths along the riverbanks.



Services: Mains electricity, water and drainage. Air source heating providing underfloor heating.  
Energy Performance Certificate: Rating: B. Full copy of the energy performance certificate is available upon request  
Monthly Rental: £2,500

Deposit: £2,500 (to be held in a deposit protection scheme)

Viewing: Strictly by prior appointment through Buchanan Mitchell, telephone 01423 360055

Letting: Unfurnished

Tenancy: Minimum Term 12 months with the ability to extend thereafter

Client Protection Money: RICS

Buchanan Mitchell are members of the Property Redress Scheme

Available immediately

Mileages: A1 (M) 6 miles, York 11 miles, Boroughbridge 11 miles, Wetherby 12 miles, Harrogate 15 miles, (All mileages are approximate)

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Buchanan Mitchell  
Estate Agents

Buchanan Mitchell Ltd Chartered Surveyors & Estate Agents  
5 Foundry Yard New Row Boroughbridge York YO51 9AX  
01423 360055 | [Info@buchananmitchell.com](mailto:Info@buchananmitchell.com)  
[www.buchananmitchell.com](http://www.buchananmitchell.com)

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