



Plum Cottage

The Green, Green Hammerton, York YO26 8BQ

A listed early 19th century family house overlooking the green

Entrance hall • sitting room • dining room with study area • cloakroom • laundry
spacious kitchen/living area within converted barn at rear • cellar • principal bedroom
with bathroom en-suite • 3 further bedrooms • family bathroom
Walled and lawned garden • outbuildings with conversion potential

Freehold for sale

HOPKINSONS
ESTATE AGENTS

Blenkin
& Co

Plum Cottage, The Green, Green Hammerton, York YO26 8BQ

This charming listed village house, of traditional brick and cobble construction under a pantile and Yorkshire slate roof, has been skilfully modernised and extended to incorporate a substantial and full height barn into the living area of the kitchen. It faces onto the green in a popular village located in the Harrogate district of North Yorkshire.

- Outstanding use of barn space to create family living area
- Aga kitchen by Aberford Interiors
- Panelled doors and period open fireplaces
- Walled and lawned south-facing garden
- Original outbuildings the subject of a planning application for conversion
- Easy access York, Harrogate and A1

Environ

Green Hammerton lies west of York and exactly mid way between York and Harrogate, convenient for the shops and schools in both those major centres and a short distance too from Queen Ethelburga's. There is a daily bus service to both town and city. The village has a strong community spirit and good facilities, including a pub, primary school, church, post office, village hall with cricket club and sports field. The A1 trunk road lies three miles to the west.

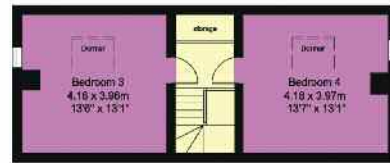
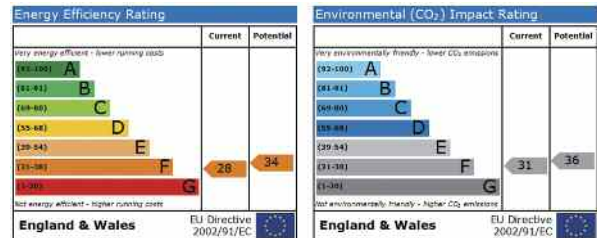
Harrogate 10 miles, York 10 miles, Leeds 18 miles, A1 3 miles (Distances approximate)

Services: Mains water, electricity and drainage.

Fixtures and fittings: Only those mentioned in these sales particulars are included in the sale. All others, such as fitted carpets, curtains, light fittings, garden ornaments etc., are specifically excluded but may be made available by separate negotiation.

Local authority: Harrogate Borough 01423 500 600.

Directions: Plum Cottage faces NW over the village green and is denoted by the agents' For Sale board.



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Plum Cottage, Green Hammerton

Approximate Gross Internal Floor Area:

256.6 m² 2,781.1 sq ft

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