



Moor Monkton, York, North Yorkshire, YO26 8JA

- A beautifully presented bungalow in a highly desirable location • 3 acre paddock plus a 1/4 acre garden • Detached bungalow • Kitchen with built in storage & space for a breakfast table with chairs • Living room with an exposed timber beam, log burner & French doors • Two double bedrooms • Family bathroom • Versatile range of outbuildings • Fishing rights on the River Nidd • EPC = E

Guide Price £499,950

Nestled in the picturesque and highly sought-after village of Moor Monkton, this property offers a delightful blend of peaceful rural living and convenient accessibility. Situated just a short drive from the historic city of York and within easy reach of Harrogate and the A59 corridor, Moor Monkton is renowned for its charming village atmosphere, scenic countryside walks and strong sense of community. Excellent local amenities, including reputable primary schools, traditional public houses, village shops and railway links, all of which can be found in the nearby villages of Upper Poppleton and Green Hammerton, making it an ideal location for those seeking a rural lifestyle without sacrificing connectivity.

The property itself is a charming two bedroom bungalow offering well proportioned accommodation throughout. Upon entering, a central hallway provides seamless access to all principal rooms. The living room benefits from an exposed timber beam, a log burner at its centre and a set of French doors which open out to the generous rear garden. The kitchen has an L shaped work top, multiple storage units and space for a breakfast table with chairs. A family bathroom comprising of a bath with shower over, low level w/c and hand basin serves two generous double bedrooms.

Externally there is an impressive range of outbuildings providing exceptional storage, workshop or equestrian potential. This substantial complex includes an expansive main barn which previously had planning permission for conversion into a second residence in the 1980's. Although this was never actioned at the time, there is potential to create a secondary dwelling or annex subject to planning permission being approved. In addition, there are two dedicated storerooms, a covered carport and a flexible workshop or stable space. The front garden is mainly laid to lawn with several established fruit trees, while a concrete driveway/yard provides parking for multiple cars.

The property benefits from a substantial plot, with a three acre paddock found at the base of the site. The property is a registered smallholding so is perfect for anyone looking to own livestock. A lovely feature is that the lucky purchaser will also get the fishing rights over the River Nidd, which runs adjacent to paddock. This really is a rare opportunity to acquire a property that has not been seen on the market for over 40 years, so an early viewing is highly recommended to fully appreciate its versatility and potential.

Agents note: The bottom paddock has flooded on occasion due to its close proximity to the River Nidd.

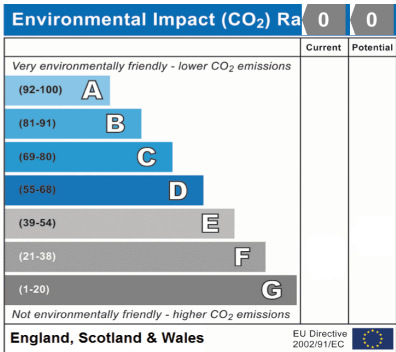
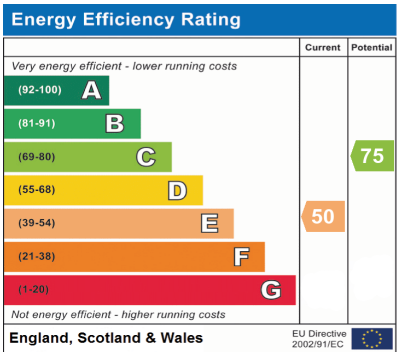




AN ATTRACTIVE BUNGALOW WITH OUTBUILDINGS & THREE ACRES



R M English Ltd, 2 Railway Street, Pocklington, YO42 2QZ Tel: 01759 303202



Viewing strictly by appointment

Tenure Freehold

Council Tax Band D

Local Authority Harrogate Borough Council

Services Mains water & electric. Electric heating & septic tank.



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Approx. Gross Internal Floor Area 671 sq. ft / 62.39 sq. m
Outbuilding 844 sq. ft / 78.42 sq. m
Carport 159 sq. ft / 14.82 sq. m
Total 1674 sq. ft / 155.63 sq. m

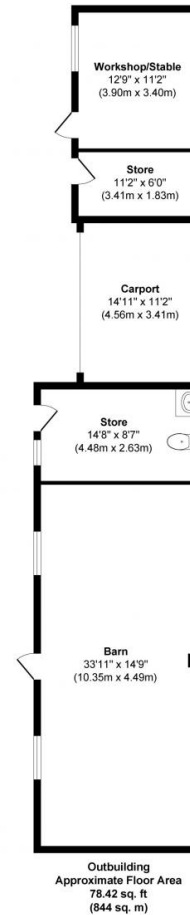
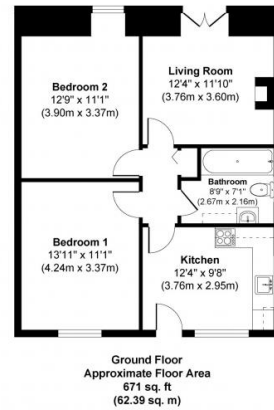


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