

Church House
The Green, Nun Monkton



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**Main house 2,969 sq. ft (276 sq. m)
4 reception rooms | 5 bedrooms | 3 bathrooms
Garage | Generous garden | Freehold**

Offers over £1,400,000

A fine Grade II listed house with five generous bedrooms, attractive character features and beautiful gardens, in a picturesque setting overlooking the village green.

Church House is a handsome Grade II listed residence of significant architectural merit, occupying a prominent position overlooking the village green. Dating from the mid-18th century, the property is constructed from traditional red-brick under a pantile roof, offering a seamless blend of elegant styling and charming original details.

Designed for both comfort and versatility, the ground floor offers a refined living experience centered around four spacious reception rooms, each boasting serene views across the green. The heart of the home includes a sophisticated panelled drawing room, where a classic fireplace adds warmth and French doors provide a seamless transition to the rear gardens. For quieter moments, a cosy sitting room awaits, featuring a charming window seat and a log burner, perfect for relaxation. The living space is further enhanced by a private study, ideal for focused work, and a light-filled, triple-aspect dining room that creates an airy atmosphere for entertaining. At the rear of the property, the well-equipped kitchen and dining area blends functionality with rustic charm, characterized by farmhouse-style units, traditional timber beams, and a professional range cooker. Completing the ground floor, a dedicated utility room, pantry, and cellar provide essential supporting space, ensuring the home remains as practical as it is elegant.

A fine turned staircase leads to the first floor, where three generous double bedrooms are located, complemented by a dressing room and a family bathrooms one of the bedrooms here enjoys a generous en suite featuring both a bath and a separate walk-in shower. The second floor offers further versatility, featuring a space that would make an exceptional principal suite, comprising a generous double bedroom, a dressing room, and a recently fitted en-suite shower room. Alternatively, this layout would serve as an ideal, guest retreat.



The property is approached via a secure gated entrance, opening onto a sweeping gravel driveway that provides ample parking and turning space for several vehicles. To the west of the main residence lies an impressive range of traditional brick outbuildings; this versatile complex includes a double garage, a dedicated office, and various storage rooms, with a spacious first-floor loft currently utilised as a games room and offering significant potential for a variety of uses. The outdoor living space is further enhanced by approximately 0.5 acres of exquisitely maintained formal gardens. A sun-drenched patio leads to a central lawn, beautifully interspersed with curved, well-stocked flower beds, elegant pergola features, and meandering stone pathways. The grounds are complemented by a productive orchard, a fruit garden, and numerous specimen trees, while a greenhouse and a charming timber-framed summer house provide the perfect spaces for relaxation.

Location

Enjoying a prime position in the idyllic village of Nun Monkton, North Yorkshire, this property sits midway between York and Harrogate. This peaceful no-through-road village features a picturesque green with a duck pond, a Grade I listed church, and England's tallest maypole. Local amenities include the celebrated gastro pub, The Alice Hawthorne, a well-regarded primary school and nursery, and an award-winning vineyard and brewery. Despite its tranquil setting, the property offers excellent regional access. The A59 connects to York (10 miles) and Harrogate, while the A1(M) (7 miles) provides swift links north, south, and to Leeds. Kirk Hammerton station is 3 miles away, offering services to York, Harrogate, and Leeds, with direct trains to London Kings Cross in under two hours. Leeds International Airport is approximately 20 miles distant. The surrounding area offers exceptional educational opportunities, including prestigious schools such as Queen Ethelburga's, Cundall Manor, St Peter's, Bootham, The Mount, and Ashfield College. A wide range of leisure and sporting facilities are also available, including golf courses, sailing, horse racing, and comprehensive leisure centres.

General

Local Authority: North Yorkshire County Council
Services: Mains electricity, water and drainage. Oil-fired central heating.
Council Tax: Band G | EPC Rating: F
Mobile and Broadband checker: Information can be found here <https://checker.ofcom.org.uk/en-gb/>



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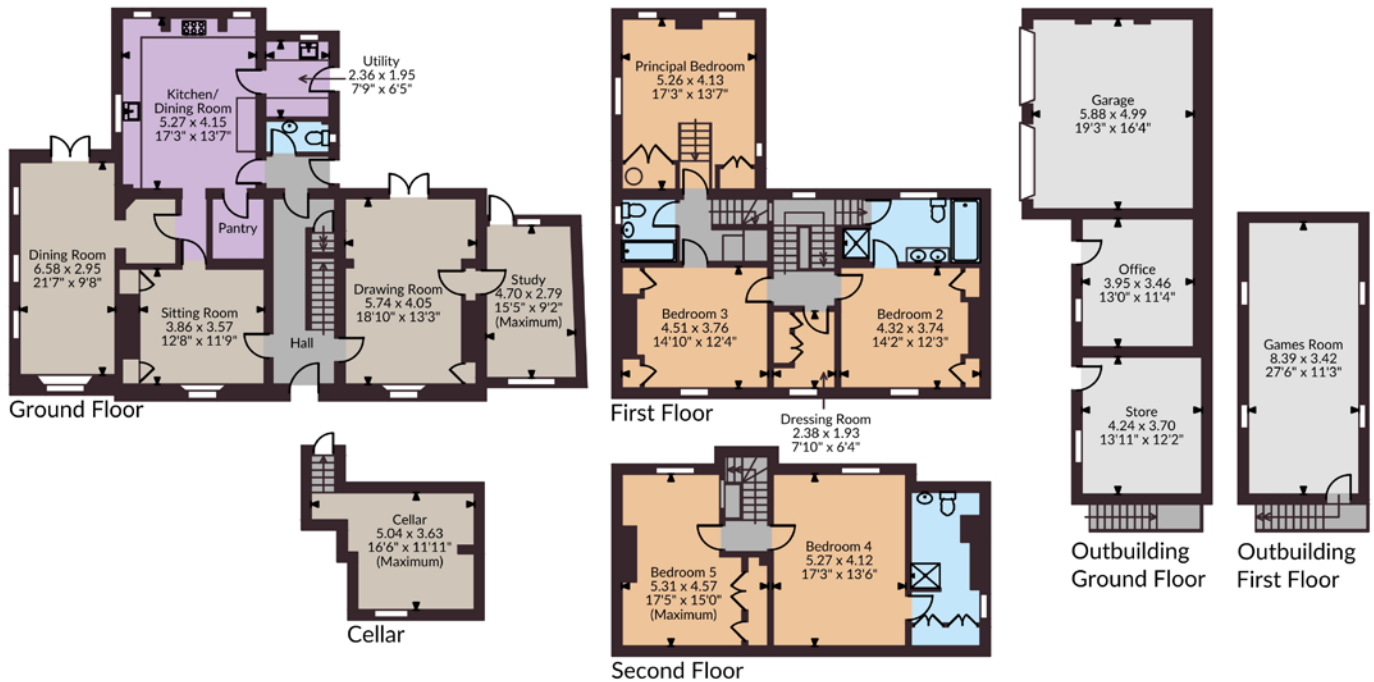
Approximate Gross Internal Floor Area

Main House internal area 2,969 sq ft (276sq m) (Excluding Outbuilding & cellar)

Garage internal area 316 sq ft (29 sq m)

Outbuilding internal area 636 sq ft (59 sq m)

Total internal area 3,921 sq ft (364 sq m)



FOR ILLUSTRATIVE PURPOSES ONLY - NOT TO SCALE

The position & size of doors, windows, appliances and other features are approximate only.

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