



SHETLAND COTTAGE
Moor Monkton

Carter Jonas

SHETLAND COTTAGE, LODGE FARM, CHURCH LANE, MOOR MONKTON, YO26 8JH

Harrogate - 16 miles

York - 16 miles

A1(M) - 7 miles

Shetland Cottage forms part of a small select development of individual barn conversions built by Whitfield Homes in 2007. The property has subsequently been extended by the present owner and successfully combines many character features with a high standard of modern appointment. Furthermore, as a result of the addition of air source heating, energy storage system and solar panels the property is efficient in terms of running costs. The property sits on the fringe of the popular village of Moor Monkton which is conveniently located virtually equidistant from Harrogate and York. The A1(M) is only some 7 miles away and Kirk Hammerton railway station within five minute's drive having direct links to both Harrogate and York centres.

The accommodation briefly comprises an entrance hallway with oak flooring, solid oak latched internal doors, exposed beams and airing cupboard. The lovely sitting room has a vaulted ceiling with exposed beams, feature remote controlled log effect fire with marble surround, oak floor and French doors opening into the garden. A wide open archway leads through into the dining room with fireplace surround and hearth, oak floor, ceiling beams and glazed folding internal doors opening through to the conservatory with glazed folding and sliding doors allowing it to almost fully open out into the garden. This is a lovely third reception room with underfloor heating and which in turn is open to the fitted breakfast kitchen with a comprehensive range of quality units and Miele integrated appliances, exposed roof truss and ceiling beam. The principal bedroom has an impressive range of full height fitted wardrobes, oak floor and solid oak latched door to a half tiled en suite shower room with white suite.

A STUNNING EXTENDED 2 BEDROOM BARN CONVERSION OF EXCEPTIONAL QUALITY TOGETHER WITH DETACHED GARAGE, SEPARATE HOME OFFICE, COTTAGE GARDENS AND ADJOINING PADDOCK OF ALMOST 1/3 ACRE ON THE FRINGE OF MOOR MONKTON VILLAGE.



There is a second double bedroom with views down the paddock and a quality house bathroom again with white suite.

Outside, remote control electric entrance gates open into a private parking space which in turn leads to a detached garage adjacent to which is the separate home office/garden room overlooking the paddock. A separate five bar gate opens directly from the driveway into an additional parking area and on into the paddock.

There are attractive "cottage gardens" to the front and side of the property with a variety of specimen shrubs and two greenhouses. There are also delightful countryside views over the adjacent open farmland.

ADDITIONAL INFORMATION

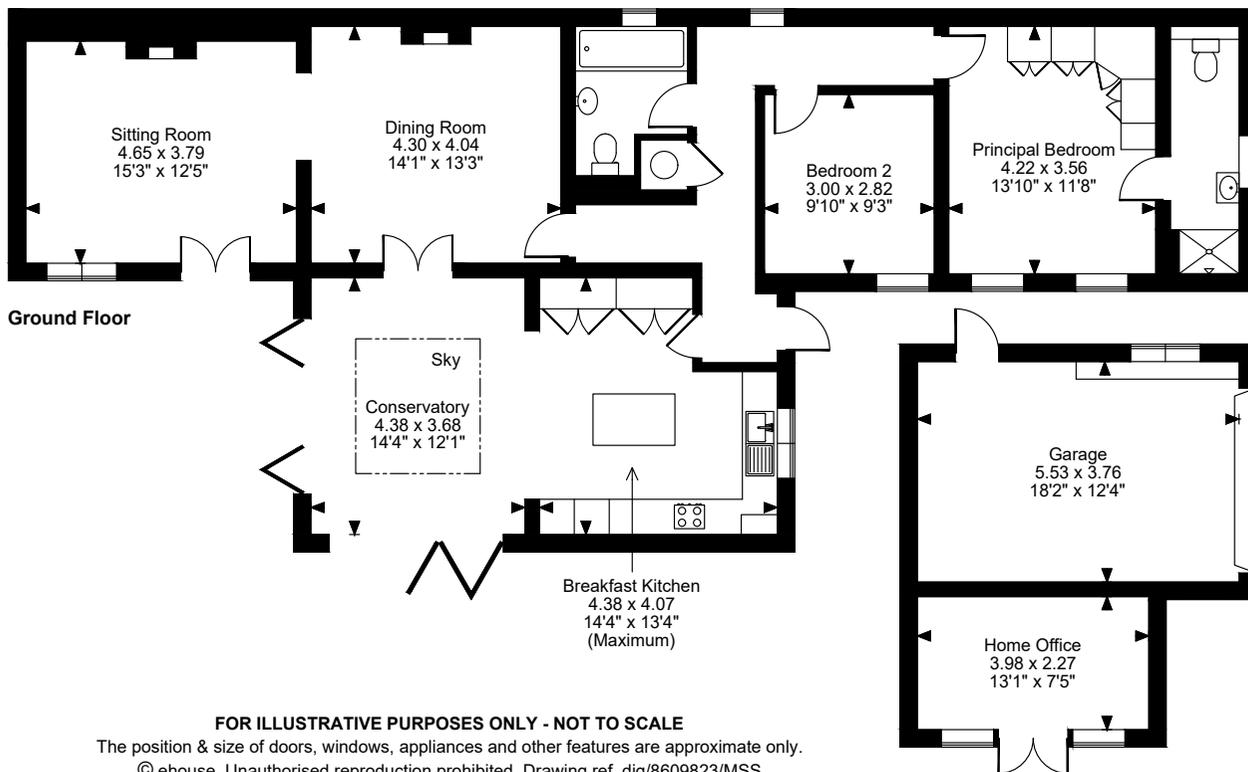
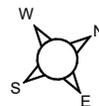
Tenure: We are advised that the property is freehold with vacant possession given on legal completion.

Viewings: Strictly by appointment through the selling agents Carter Jonas 01423 523423.

Directions - YO26 8JH: Travelling east from the A1(M) on the A59 towards York, continue for approximately 7 miles and turn left into Church Lane (opposite Marston Lane). The entrance to Lodge Farm is then the first turning on the right. Continue around to the right and Shetland Cottage is at the end of the lane.



Shetland Cottage, Moor Monkton
Approximate Gross Internal Area
Main House = 1,309 sq ft / 122 sq m
Garage & Home Office = 332 sq ft / 31 sq m
Total = 1,641 sq ft / 152 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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Score	Energy rating	Current	Potential
92+	A		
81-91	B		85 B
69-80	C	80 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		

Harrogate & Leeds 01423 523423

harrogate@carterjonas.co.uk
 Regent House, 13-15 Albert Street, Harrogate, HG1 1JX

carterjonas.co.uk
 Offices throughout the UK

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