



BURNSEY HOUSE
Nun Monkton

Carter Jonas

BURNSEY HOUSE, THE GREEN, NUN MONKTON, YO26 8EW

Harrogate – 15 miles

York – 10 miles

A1(M) – 5 miles

Burnsey House is believed to date back to the early 1800s and boasts a wealth of original character features. The deceptively spacious interior offers the opportunity to further update the property whilst maintaining its period charm. It would be ideal for a young professional couple, a second home for those from down south or from a business perspective to be run as an attractive Airbnb. The property is situated in the heart of the idyllic village of Nun Monkton with an open 20 acre green, maypole and duckpond together with the highly regarded 18th Century village inn and restaurant, The Alice Hawthorn. Nun Monkton itself is conveniently located virtually equidistant from Harrogate and York, the A1(M) is only some 5 miles away and Kirk Hammerton railway station within five minutes' drive which has direct links to both Harrogate and York.

The accommodation briefly includes an entrance porch leading into a generous sitting room featuring a wealth of exposed beams, fireplace and a wood burning stove. The 23'10" (7.26m) long dining kitchen also has an abundance of exposed ceiling beams and a magnificent galleried landing above to complement the farmhouse style kitchen with timber worktop, period style sink and an anthracite fed Aga. The kitchen also features a walk-in pantry and leads through to the original smaller kitchen/utility room, which could be used as a study or snug. A timber open tread staircase leads up to a first floor galleried landing with period doors providing access into two double bedrooms, both with fitted wardrobes and views over the village green, and a split level bathroom with wash basin, WC and a freestanding bath.

**A CHARMING AND EXCEPTIONALLY CHARACTERFUL 2 BEDROOM
DOUBLE FRONTED PERIOD COTTAGE OVERLOOKING THE PICTURESQUE
GREEN IN THE CENTRE OF THE SOUGHT AFTER NORTH YORKSHIRE
VILLAGE OF NUN MONKTON.**



Outside, the front garden enjoys views over the village green and benefits from a tandem driveway to the side providing parking for two cars and gated access into a brick built detached garage.

To the rear of the cottage there is an enclosed courtyard area with private pathway which leads to an idyllic wooded area enjoying a high degree of privacy and scope to create a more formal garden area if preferred.

ADDITIONAL INFORMATION

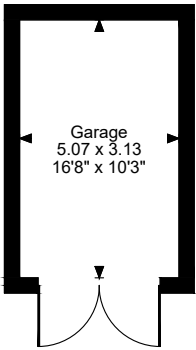
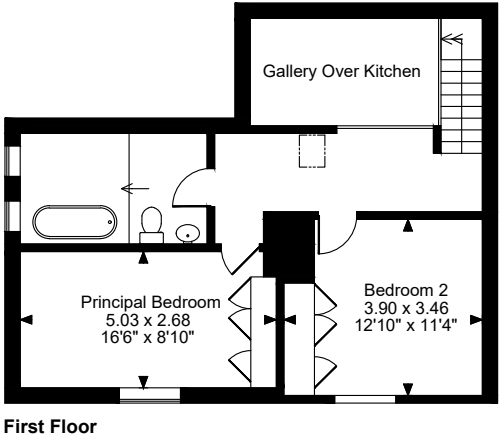
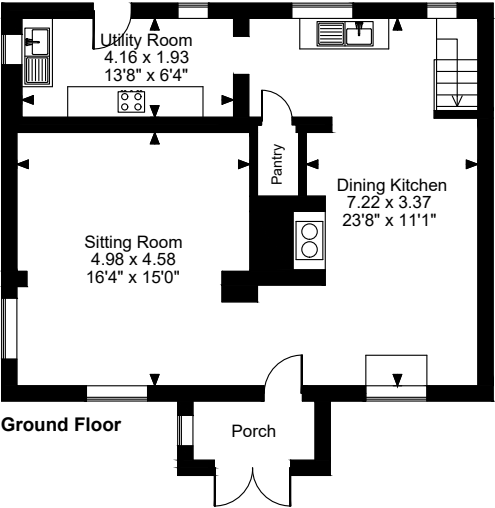
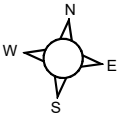
Tenure: We are advised that the property is freehold with vacant possession given on legal completion.

Viewings: By appointment through the selling agents – Carter Jonas – 01423 523423.

Directions - YO26 8EW: Travelling east from the A1(M) on the A59 towards York, continue for approximately 5 miles and turn left into Pool Lane, signposted Nun Monkton. On entering the village keeping the duck pond on the left bear right towards The Alice Hawthorn and left into a private lane where the property is then just 100 yards on the right.



Burnsey House, The Green, Nun Monkton
Approximate Gross Internal Area
Main House = 1,240 sq ft / 115 sq m
Garage = 171 sq ft / 16 sq m
Total = 1,411 sq ft / 131 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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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		
(69-80) C		
(55-68) D		68
(39-54) E		
(21-38) F	33	
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		
EU Directive 2002/91/EC		

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