



WEST SIDE FARM  
Nun Monkton, York



---

# WEST SIDE FARM

Nun Monkton, York YO26 8EW

VIEWINGS TO COMMENCE W/C 9TH JANUARY 2023

West Side Farm offers a superb and rare opportunity to purchase a pretty detached farm house overlooking the village green and pond in the sought after village of Nun Monkton. The property is in need of updating throughout and offers the purchasers the opportunity to put their own stamp on a delightful home.

## ACCOMMODATION

Traditional detached Farm House  
Incredibly sought after village  
Views over village green and duck pond  
In need of modernisation throughout  
Four bedrooms  
Grade II Listed  
Enclosed garden to side  
Scope for extension



**GSC GRAYS**

PROPERTY • ESTATES • LAND

15-17 High Street, Boroughbridge, York, YO51 9AW

01423 590500

[boroughbridge@gscgrays.co.uk](mailto:boroughbridge@gscgrays.co.uk)

[GSCGRAYS.CO.UK](http://GSCGRAYS.CO.UK)

---



## Description

West Side Farm offers the prospective purchasers something really quite unique. The traditional farm house comes onto the market for the first time in several generations. The Farm House does however require a degree of vision as it needs extensive updating works, but the scope is tremendous. There is the opportunity subject to planning and listed building consent to extend and improve. The ground floor bedroom and living area could be converted to an annexe and as such the property would appeal to those needing accommodation for multi generational living.

The property briefly comprises entrance hall with 2 reception rooms off, dining kitchen with utility area and wc, large dining room off the main reception room and leading to the potential annex area. This currently offers a living/dining kitchen area, inner hall leading to shower room and bedroom 4. To the first floor are three bedrooms and the house bathroom.

To the outside are numerous off street parking areas and a gravelled courtyard. The front garden is walled to the front and leads round to the main garden at the side. This currently is mainly laid to lawn with mature trees.

The property has oil fired central heating and the oil tank has been newly installed. The farm yard to the rear is being sympathetically converted which certainly enhances the surrounds and the Farm House itself.





### Situation and Amenities

Nun Monkton is a picture postcard village positioned between Harrogate and York making it perfect for commuters and those needing access to the rail networks. The village has a central green where locals graze their cattle, a duck pond and Maypole. There is a super village primary school and the children use the village green as the sports field and the Alice Hawthorn Public House which has gained a fantastic reputation for its fantastic fare.

### Local Authority and Council Tax Band

Harrogate Borough Council Band E

### Services and other Information

The property has oil fired central heating, mains electricity, water and drainage.



## Particulars and Photography

The Particulars were written and photographs taken December 2022

### Disclaimer Notice

GSC Grays gives notice that:

1. These particulars are a general guide only and do not form any part of any offer or contract.
2. All descriptions, including photographs, dimensions and other details are given in good faith but no warranty is provided. Statements made should not be relied upon as facts and anyone interested must satisfy themselves as to their accuracy by inspection or otherwise.
3. Neither GSC Grays nor the vendors accept responsibility for any error that these particulars may contain however caused.
4. Any plan is for guidance only and is not drawn to scale. All dimensions, shapes, and compass bearings are approximate and should not be relied upon without checking them first.
5. Nothing in these particulars shall be deemed to be a statement that the property is in good condition, repair or otherwise nor that any services or facilities are in good working order.
6. Please discuss with us any aspects that are important to you prior to travelling to the property.

### Agents Note

There is a grazing paddock within close proximity of around 2.09 acres available to rent for potential buyers with equestrian interests. This will be arranged by separate negotiations.

# West Side Farm, The Green Nun Monkton YO268EW

Approximate Gross Internal Area  
1948 sq ft - 181 sq m

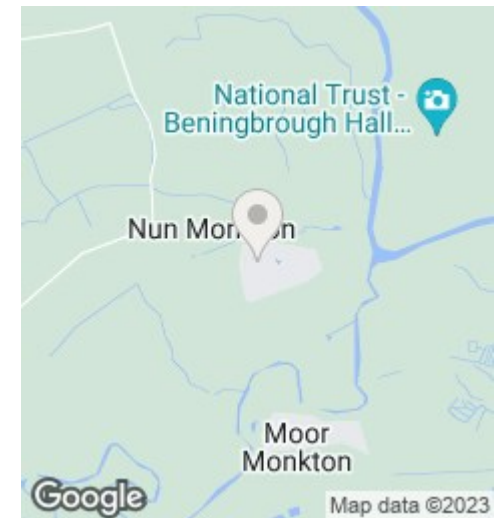


SKETCH PLAN FOR ILLUSTRATIVE PURPOSES ONLY

All measurements walls, doors, windows, fittings and appliances, their sizes and locations, are approximate only. They cannot be regarded as being a representation by the seller, nor their agent.

Produced by Potterplans Ltd. 2022

| Energy Efficiency Rating                    |  | Current                    | Potential |
|---|--|----------------------------|-----------|
| Very energy efficient - lower running costs |  |                            |           |
| (92 plus) <b>A</b>                          |  |                            | <b>88</b> |
| (81-91) <b>B</b>                            |  |                            |           |
| (69-80) <b>C</b>                            |  |                            |           |
| (55-68) <b>D</b>                            |  |                            |           |
| (39-54) <b>E</b>                            |  | <b>46</b>                  |           |
| (21-38) <b>F</b>                            |  |                            |           |
| (1-20) <b>G</b>                             |  |                            |           |
| Not energy efficient - higher running costs |  |                            |           |
| <b>England &amp; Wales</b>                  |  | EU Directive<br>2002/91/EC |           |



**DISCLAIMER NOTICE:**

PLEASE READ: GSC Grays gives notice to anyone who may read these particulars as follows:

1. These particulars, including any plan are a general guide only and do not form any part of any offer or contract.
2. All descriptions including photographs, dimensions and other details are given in good faith but do not amount to a representation or warranty. They should not be relied upon as statements of fact and anyone interested must satisfy themselves as to their corrections by inspection or otherwise.
3. Neither GSC Grays nor the vendor accept responsibility for any error that these particulars may contain however caused.
4. Any plan is for layout guidance only and is not drawn to scale. All dimensions, shapes and compass bearings are approximate and you should not rely upon them without checking them first.
5. Nothing in these particulars shall be deemed to be a statement that the property is in good condition / repair or otherwise, nor that any services or facilities are in good working order.
6. Please discuss with us any aspects that are important to you prior to travelling to the view the property.