



IVY DENE  
Green Hammerton, York



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# IVY DENE

York, YO26 8BQ

Ivy Dene is a fabulous double fronted village property fronting the Green in the sought after village of Green Hammerton. Currently offering four bedrooms the family home could be further extended to create additional bedrooms in the attic space and is sure to generate a high degree of interest.

## ACCOMMODATION

Double Fronted  
Four Bedrooms  
Open-Plan  
Double Garage  
Conservation Area  
Popular Village  
Highly Commutable  
Potential To Extend (STP)



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## Ivy Dene

Dating from 1750, Ivy Dene is a stunning double fronted four bedroom family home, with spacious east-facing garden in the heart of the village of Green Hammerton. Perfect for families the house overlooks the village green

## Situation and Amenities

Green Hammerton is a hugely popular village lying midway between York and Harrogate, Leeds city centre is 25 miles and has easy access to the A1. There are railway stations at nearby Kirk Hammerton and Cattal with services to York, Harrogate and Leeds with mainline services between London and Edinburgh. The village also has regular bus services to York, Boroughbridge, Knaresborough and Ripon.

There are a range of amenities in the village including a pub, post office with shop, doctor's surgery, excellent primary school (with nearby independent schools including Queen Ethelburga's, Cundall Manor, Ampleforth and the York and Harrogate schools), impressive sports field with modern village hall and playground.





### Ground Floor

The ground floor comprises an impressive open plan reception area with family room/kitchen and dining area. The kitchen is beautifully presented with extensive range of wall and floor mounted units with fabulous centre island with granite worktops over. French doors open to the garden and there is underfloor heating throughout the rear of the property. Leading off the family room is a large utility room with plenty of storage, rear access and recently installed eco boiler. To the front is a separate sitting room with beautiful open fireplace and to the rear there is an additional reception room currently used as a dining room. This would lend itself to being a play room/sun room for families as it also has French doors leading to the garden.

### First Floor

To the first floor are four bedrooms including principal bedroom with ensuite, three further double bedrooms and huge four-piece family bathroom with pitched ceiling. Additionally, there is high-pitched loft space with potential to convert to further bedrooms subject to planning permission and building regulations.



## Externally

The house is set back from the road with a lawned and walled front garden. Adjacent to this is the spacious garage with two double timber doors to the front and pedestrian access to the rear. The east-facing garden offers excellent privacy and is made up of a paved patio area leading from the rear of the property, large lawn with green house. The back of the garden is cleverly compartmentalised into an impressive patio pergola space, orchard and chicken coop with rear access to Back Lane.

## Local Authority and Council Tax Band

North Yorkshire Council

Council Tax Band G

## Services and other information

The property has mains water, electricity and mains drainage with gas central heating from an LPG underground tank.

## Particulars and photographs

The particulars were written and photographs taken April 2023.

## Viewings

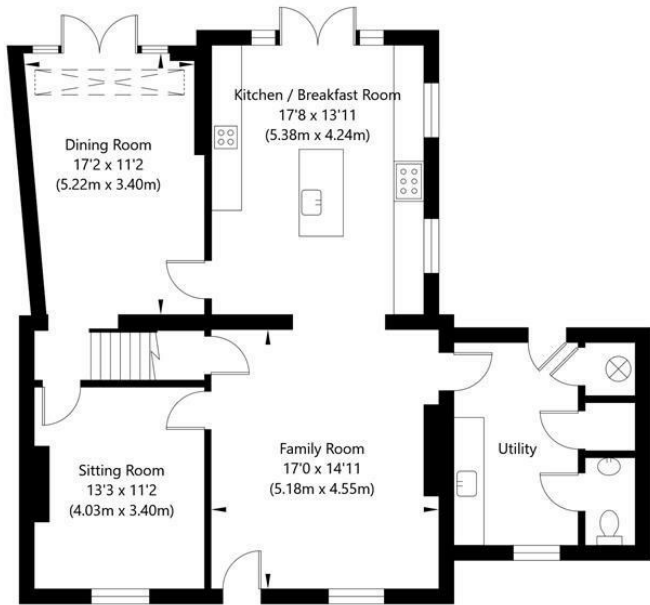
By prior arrangement with GSC Grays Boroughbridge 01423 590500

## Disclaimer Notice

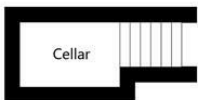
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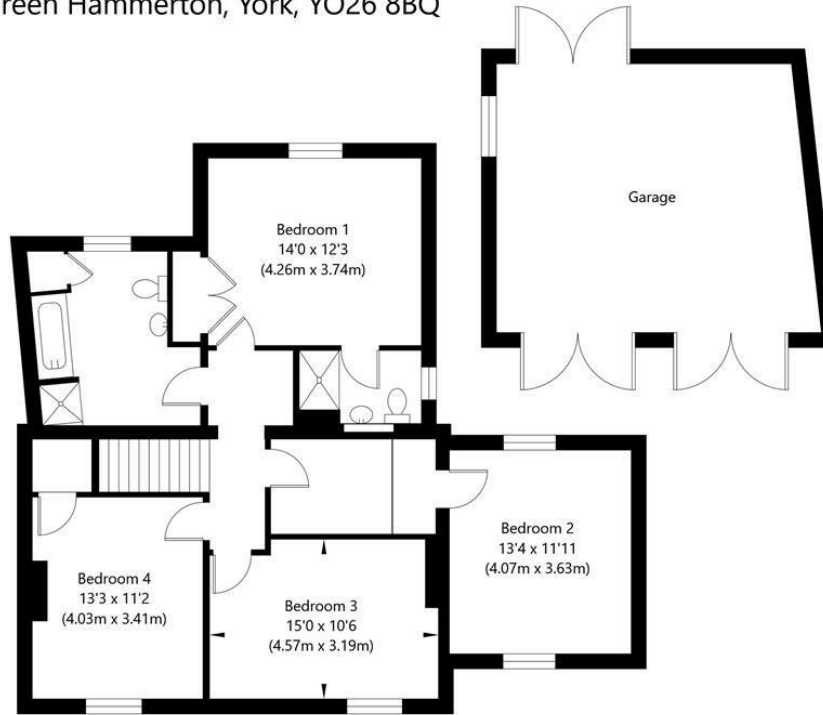
Ivy Dene, The Green, Green Hammerton, York, YO26 8BQ



Ground Floor  
GROSS INTERNAL FLOOR AREA  
APPROX. 1088 SQ FT / 101.1 SQ M



Basement  
GROSS INTERNAL FLOOR AREA  
APPROX. 40 SQ FT / 3.71 SQ M



First Floor  
GROSS INTERNAL FLOOR AREA  
APPROX. 1018 SQ FT / 94.58 SQ M

NOT TO SCALE - FOR ILLUSTRATIVE PURPOSES ONLY  
APPROXIMATE GROSS INTERNAL FLOOR AREA 2146 SQ FT / 199.39 SQ M - (Excluding Garage)  
All measurements and fixtures including doors and windows are approximate and should be independently verified.  
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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>		
		EU Directive 2002/91/EC
	65	78

