



MONK FARM, HOLME-ON-SPALDING-MOOR, YORK, YO43 4EZ

£1,200,000

Carter Jonas

MONK FARM, HOLME-ON-SPALDING-MOOR, YORK

Monk Farm, a superb modern family home cleverly created through the redevelopment of a period farmhouse and its outbuildings. Offering the ideal blend of period character combined with the practicalities and benefits of modern technology, this imaginatively designed house set in wonderful grounds is a fabulous lifestyle opportunity.

The property extends to almost 4000 square feet, incorporating various outbuildings to provide flexible accommodation of impressive proportions. Superbly designed with great care and consideration, modern architecture and technology have been sensitively combined with traditional materials to form a distinctive, energy-efficient home. Underfloor heating powered by ground source heat pumps, and full-height contemporary glazing are complimented by vaulted ceilings and exposed beams.

The layout offers great versatility to suit a variety of lifestyles. Growing families, multi-generational living, or those looking for income opportunities or business space; there is ample space and options to adapt as required. Providing generous living areas and up to 6 bedrooms over 2 floors, including a fabulous principal suite with triple aspect views, served by 5 bathrooms.

The original stable block is currently configured as a gym, workshop and additional garaging, but could easily be utilised as stabling if required as stable doors are in place and the building has been re-constructed to suitable dimensions for horses. This building was originally designed by an architect as a 3-bedroom self-contained annex and has been built to full domestic property regulations with plumbing etc in place for easy conversion, subject to planning consents.

Set back behind electric gates and a substantial driveway, the house sits centrally within beautifully landscaped gardens. To the southern aspect, a large walled courtyard creates the perfect area for dining and entertaining, focussed on a flagged centrepiece with a wisteria-draped pergola and a raised pond. This opens onto expansive lawns with mature trees, a summerhouse and fire pit, a productive kitchen garden, an orchard, and leading to a paddock of approx. 4 acres containing a large wildlife/swimming pond. The plot is bordered by mature hedging and adjoins neighbouring farmland, providing a wonderfully peaceful and private backdrop.

Monk Farm is privately situated just outside Holme-on-Spalding-Moor, a large village and civil parish offering a wide range of local amenities including convenience stores, schools, public houses, bakers and a doctors surgery. Pocklington, with its renowned independent school, is about 11 miles away, and there are convenient transport links for York (15 miles), Hull and Leeds.

TENURE Freehold **EPC BAND** C

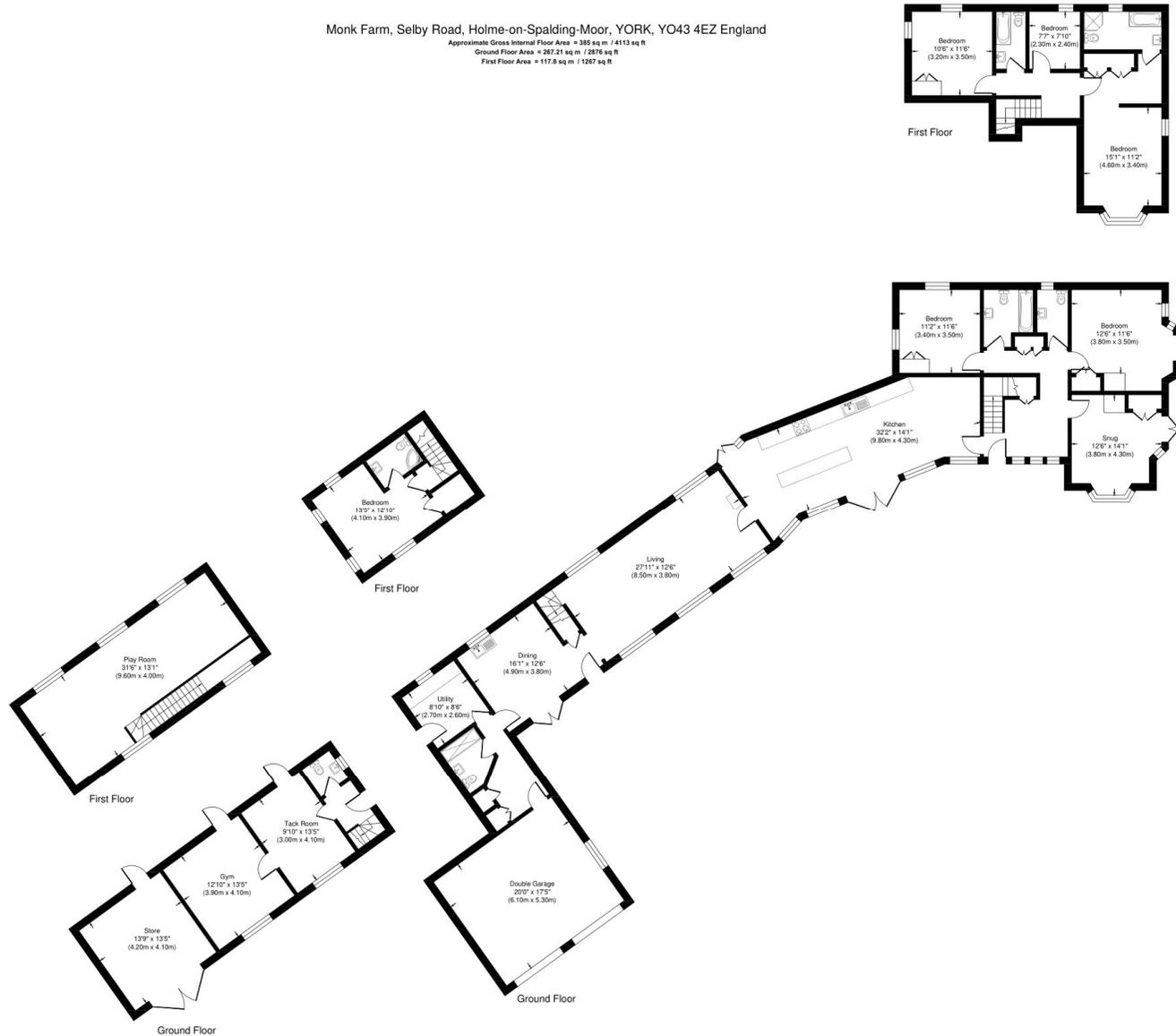
AN EXTENSIVELY RENOVATED AND EXTENDED COUNTRY HOUSE SET IN 5 ACRES, PRIVATELY SITUATED JUST OUTSIDE HOLME-ON-SPALDING-MOOR







Monk Farm, Selby Road, Holme-on-Spalding-Moor, YORK, YO43 4EZ England
 Approximate Gross Internal Floor Area = 385 sqm / 4113 sq ft
 Ground Floor Area = 287.21 sq m / 2876 sq ft
 First Floor Area = 117.8 sq m / 1267 sq ft



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100)	A		
(81-91)	B		
(69-80)	C	73	81
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	

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