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Boroughbridge Road, Green Hammerton, York

Offers Over £425,000



The Old Manse is an elegant, double-fronted former manse believed to date from c.1700, offering more than three centuries of heritage and character. Its wisteria-clad façade, columned entrance and traditional sash windows give it a timeless presence on the edge of the conservation area. The property also forms part of the village's social history, having once served as St John's Children's Home.

Presented in beautiful condition throughout and sold with no onward chain, the house provides bright, well-proportioned living spaces. Two reception rooms feature a log burner and an original period fireplace. The kitchen sits to the rear of the property, offering a practical layout with scope to reconfigure or enhance to suit modern living. Upstairs, both double bedrooms enjoy dual-aspect corner windows, bringing excellent natural light throughout the day. An impressive full-height original cellar offers valuable storage or hobby space.

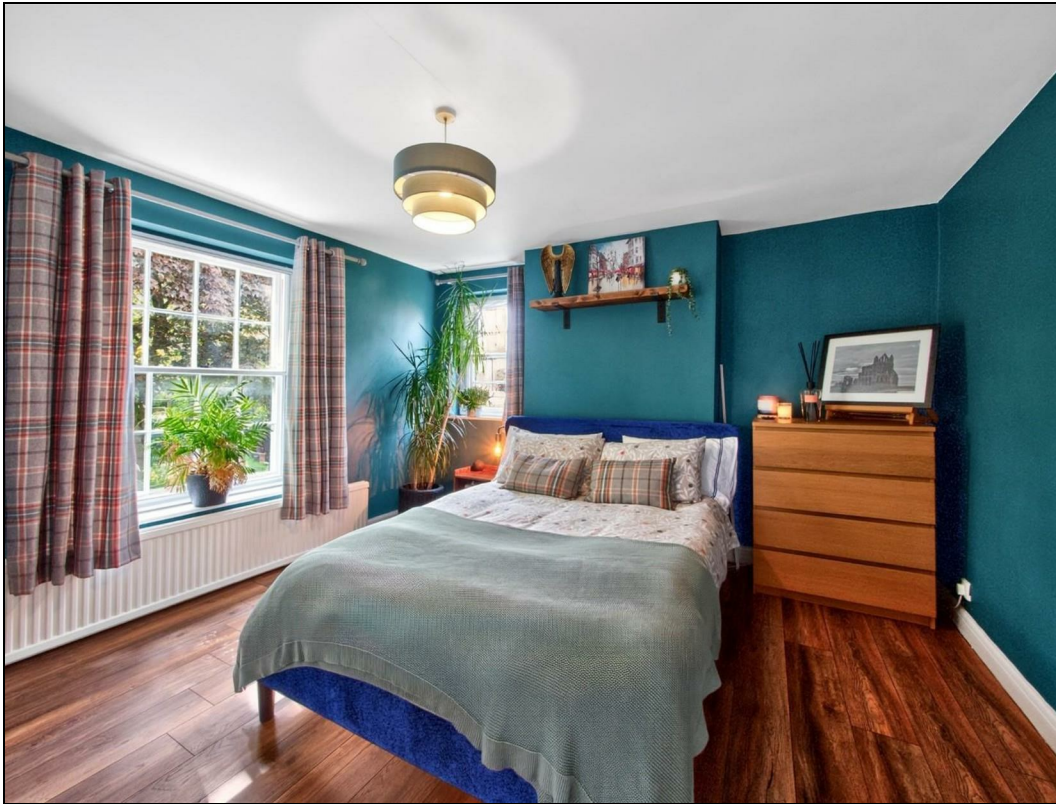
The rear of the property includes a private garden with a lawned area, patio and a covered pergola-style seating area leading directly to the back door — ideal for sheltered outdoor dining or relaxation. To the side, double gates offer the potential for off-street parking, a rare advantage for a period home in the village.

Green Hammerton is a thriving community with the Bay Horse pub, village shop and post office, village club, and large sports fields with the village hall at its centre. The village sits almost exactly equidistant between York and Harrogate, giving residents superb access to two of North Yorkshire's most desirable centres. The nearby market town of Boroughbridge provides a full range of mainstream shops, while York and Harrogate offer extensive retail, dining and cultural options. Transport links are excellent, with Kirk Hammerton and Cattal stations providing regular services to York, Harrogate and Leeds, and the A1(M) just a short drive away.

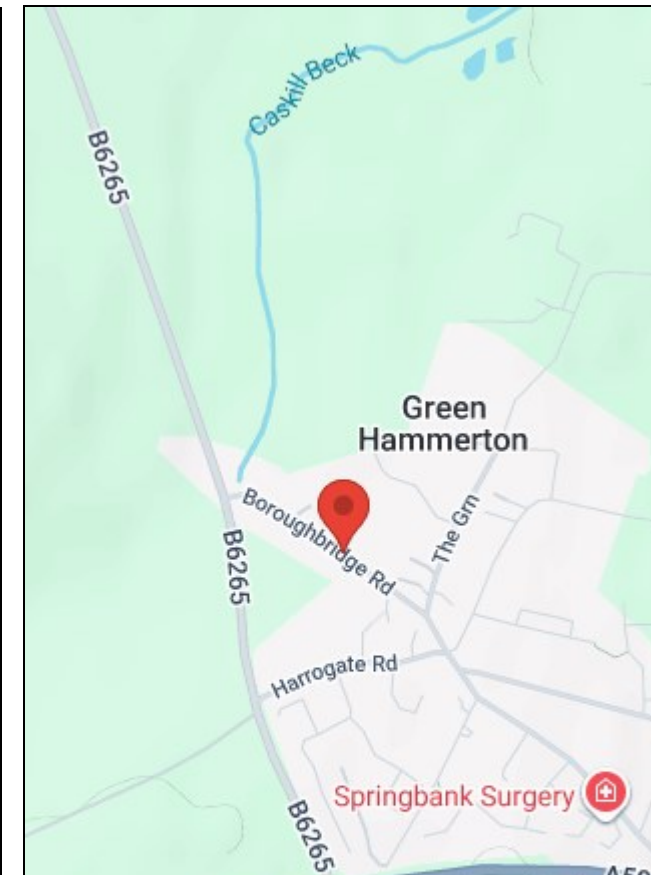
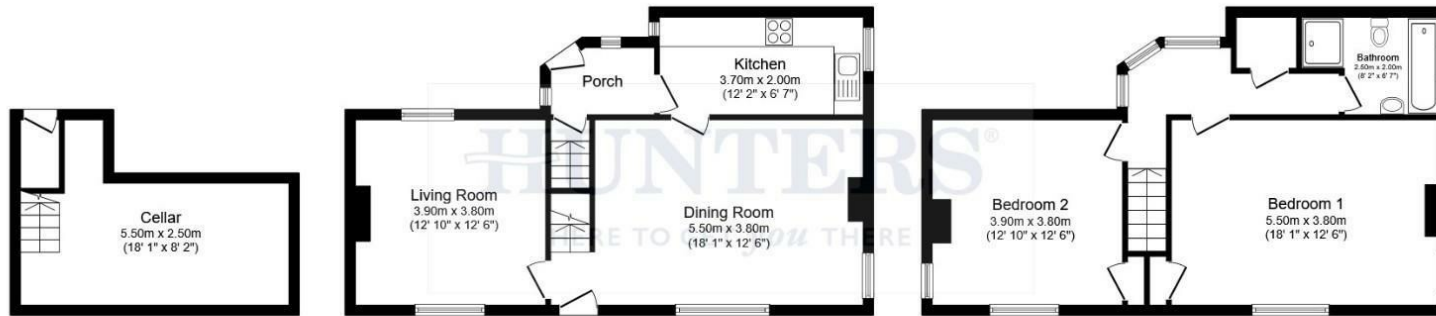
KEY FEATURES

- Elegant Double-Fronted Period Home (c.1700)
- Beautiful Condition Throughout & No Onward Chain
- Traditional Sash Windows, Log Burner & Original Fireplace
 - Double Gates Offering Off-Street Parking Potential
 - Conservation Area
 - Full-Height Original Cellar
 - Excellent Connectivity
 - Council Tax Band D









Total floor area 118.7 m² (1,278 sq.ft.) approx

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by propertybox.io

Energy Efficiency Rating	
Current	Potential
Very energy efficient - lower running costs	
(92 plus) A	
(81-91) B	
(69-80) C	
(55-68) D	
(39-54) E	
(21-38) F	
(1-20) G	
Not energy efficient - higher running costs	
40	73
EU Directive 2002/91/EC	

Environmental Impact (CO ₂) Rating	
Current	Potential
Very environmentally friendly - lower CO ₂ emissions	
(92 plus) A	
(81-91) B	
(69-80) C	
(55-68) D	
(39-54) E	
(21-38) F	
(1-20) G	
Not environmentally friendly - higher CO ₂ emissions	
EU Directive 2002/91/EC	

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