

EPC: D

Crooked Lane, Kirk Hammerton, York

Asking Price: £650,000

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Occupying a delightful semi-rural position within the highly sought-after village of Kirk Hammerton, this exceptional four-bedroom detached family home presents a rare opportunity to acquire a beautifully renovated property that perfectly combines modern family living with idyllic countryside surroundings. Immaculately presented throughout and extensively improved by the current owners since their purchase in 2013, the property offers spacious and versatile accommodation, outstanding outdoor entertaining space and a lifestyle that is increasingly difficult to find.

Further enhancing its appeal, the home benefits from an air source heat pump, installed approximately 12 years ago and recently serviced alongside the installation of a new hot water cylinder, providing an energy-efficient and environmentally conscious way of living. Having lovingly renovated and maintained the property over many years, the current owners have created a truly special family home and are now only moving to downsize.

Located within Yorkshire's renowned Golden Triangle, approximately nine miles from York and eleven miles from Harrogate, the property enjoys an enviable setting surrounded by open countryside whilst remaining exceptionally well connected. The nearby Hammerton railway station is within easy reach and provides regular direct services to both York and Harrogate, with journey times of approximately 15 to 18 minutes to York and around 21 minutes to Harrogate, making rail travel frequently quicker and more convenient than travelling by car.

The village itself offers a wonderful sense of community and benefits from a highly regarded primary school, nursery, church, sports facilities and an active village hall which hosts a variety of clubs, groups and community events throughout the year. Nearby Green Hammerton provides additional everyday amenities including a village shop, post office, doctor's surgery and public house. The village hall remains at the heart of the community, hosting regular social events, fitness groups, gardening clubs, history societies and family activities.

Upon entering the property, a welcoming reception hall immediately creates a lasting impression, featuring attractive porcelain tiled flooring and a striking floating wooden staircase that serves as a real focal point. The quality and attention to detail found throughout the home are immediately apparent, with modern radiators and stylish finishes enhancing every room.

To the front of the property is a versatile snug, family room or home office, providing the ideal environment for modern remote working, additional reception space or potential ground floor bedroom accommodation if required. The impressive lounge is a particularly attractive room, enjoying excellent natural light through four windows and centred around a beautiful Inglenook-style fireplace with a working log-burning stove, creating a warm and inviting space for family gatherings and entertaining.

Undoubtedly the heart of the home is the superb open-plan dining kitchen, beautifully appointed with contemporary grey gloss wall and base units complemented by porcelain tiled flooring. The kitchen is fitted with a Bosch electric oven, induction hob, Zanussi integrated dishwasher and generous breakfast bar, creating both a practical and sociable environment for everyday family life. A side entrance provides convenient access to the exterior, whilst the open-plan design seamlessly connects the cooking, dining and living areas.

Beyond the kitchen, a bright conservatory offers further versatile living accommodation and enjoys delightful views across the garden. French doors open onto attractive patio seating areas, effortlessly connecting indoor and outdoor living and providing the perfect setting for entertaining throughout the warmer months. A stylish and modern ground floor cloakroom completes the accommodation on this level.

To the first floor, a spacious landing provides a light and airy space and offers flexibility for use as a study or reading area. The principal bedroom enjoys pleasant views over the adjoining paddock and benefits from windows to both the front and side elevations, together with a modern en-suite shower room. There are three further generously proportioned double bedrooms, ensuring excellent accommodation for families of all sizes, with bedroom three benefiting from fitted wardrobes. The recently re-fitted family bathroom has been finished to a high standard and comprises a contemporary white suite with shower facilities and quality fittings throughout.

Externally, the property is equally impressive. A substantial gravelled driveway provides extensive off-road parking for multiple vehicles and leads to the detached double garage. The garage benefits from an electric door and side access directly from the garden, making it suitable for a variety of uses beyond simple vehicle storage. An electric vehicle charging point further enhances the property's modern appeal.

The rear garden is undoubtedly one of the property's most outstanding features. Enjoying a high degree of privacy, the garden has been thoughtfully landscaped by the current owners and boasts an attractive selection of mature plants, shrubs and carefully designed seating areas. Not overlooked and surrounded by countryside views, the garden offers a truly tranquil setting for relaxation and entertaining, whilst the rear boundary benefits from a sunny south-facing aspect.

A superb garden room and outdoor glass bar create exceptional spaces for hosting family and friends throughout the year. Multiple patio areas provide options for both sunny and shaded seating, whilst the attractive planting scheme ensures colour and interest across the seasons.

Accessed via a traditional cattle gate, this wonderful open space offers a unique lifestyle opportunity, providing residents with the enjoyment of additional green space and an enhanced connection to the surrounding countryside.

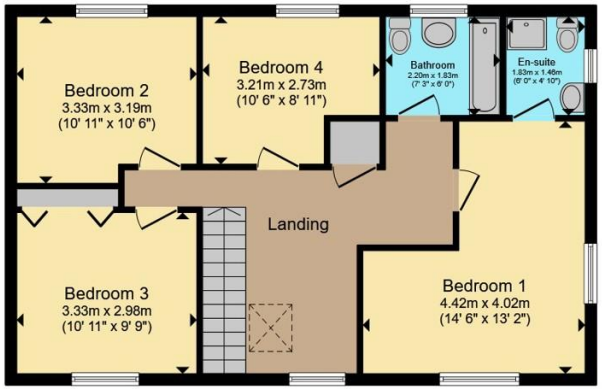
Combining beautifully presented accommodation, high-quality improvements, generous outdoor space and exceptional commuter links, this outstanding family home offers far more than simply a property purchase. It provides an opportunity to embrace a highly desirable village lifestyle in one of North Yorkshire's most sought-after locations, where countryside living and modern convenience come together perfectly.

Please note that the AML fee covers the cost of carrying out the required identity and anti-money laundering checks. Once these checks have been completed, the fee cannot be refunded, even if the property purchase does not go ahead.





Ground Floor



First Floor

Total floor area 162.4 m² (1,748 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

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Council Tax Band: **F**

Tenure: **Freehold**

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Interested parties should satisfy themselves, by inspection or otherwise as to the accuracy of the description given and any floor plans shown in these property details. All measurements, distances and areas listed are approximate. Fixtures, fittings and other items are NOT included unless specified in these details. Please note that any services, heating systems, or appliances have not been tested and no warranty can be given or implied as to their working order.

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