



THORNCREST
Marton Cum Grafton, York



GSC GRAYS

PROPERTY • ESTATES • LAND

THORNCREST

Marton cum Grafton, York, YO51 9QJ

A most deceptive house positioned centrally in the sought after village of Marton cum Grafton offering over 2,200sqft of accommodation plus garage and store. The property offers enviable views over the Vale of York, the White Horse and Hambleton hills. The property would benefit from updating and reconfiguration and yet offers something quite unique with beautiful terraced gardens to the rear.

ACCOMMODATION

Semi Detached House
Enviably Views
Tardis like in Proportions
Over 2,200 sqft excluding Garage
Sought-after Village
Ideal for Renovation
Scope to Extend
Beautiful Gardens



GSC GRAYS

PROPERTY • ESTATES • LAND

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

01423 590500

boroughbridge@gscgrays.co.uk

GSCGRAYS.CO.UK



Thorncrest

The property is believed to date back to the 1800's and was originally constructed in cobble and stone. Now rendered, this property is Tardis like in its proportions. Currently offering 2 bedrooms the property could easily be reconfigured to create additional bedroom space under the existing footprint. As well, there is scope for extension subject to necessary planning and building regulations.

Situation and Amenities

Marton cum Grafton lies west of York and mid-way between York and Harrogate. The location is convenient for shops and schools, a short distance from Queen Ethelburga's, Cundall Manor, Queen Mary's, St Peter's, Bootham and The Mount School. Nearby, Boroughbridge has a local state secondary school. There is a daily bus service to Ripon and York. Marton cum Grafton is a bustling and thriving village which enjoys a strong community spirit and excellent amenities, a well-regarded pub, outstanding primary school, church, post office and shop, cricket club, tennis courts, sports field and children's play area. The railway stations of Hammerton and Cattal are a short drive away and a variety of good local facilities, including a supermarket can be found in the nearby market town of Boroughbridge.

Boroughbridge 3 miles, Harrogate 9 miles, York 14 miles, Leeds 18 miles, A1 2 miles. (Distances approximate)





Ground Floor

Entering the property through the glazed front door is the large reception hall with staircase off and cloakroom. To the left is the ground floor bedroom with en-suite wet room. From the hall you step down to the magnificent drawing room. The size is impressive and the bay window makes the most of the views to the rear. Off the drawing room is the dining room with pedestrian access to the patio and steps down to the kitchen. The garage and workshop/garden store are accessible from the dining room. The Workshop has a large window with potential to develop as further living space. Underneath there is a garden store room, this is also accessible from the side and the right of access over the yard.

First Floor

The staircase leads to the large landing with window to the front. Off this there is huge house bathroom with four piece suite. The principle bedroom is accessed from the landing and could be reconfigured to create additional bedrooms. The views towards the White Horse from the bedroom are spectacular and a value cannot be placed on these.



Externally

The property has a cottage style front garden and path leading to the front door. To the rear are two patio areas. Terraced lawns with mature borders, a summer house, with gravelled walkways that meander through the garden to the lower area. There is an ornamental pond and trickling water feature. The wrought iron gate to the side of the kitchen leads to a pedestrian right of access over the adjacent yard for the removal of bins.

Local Authority and Tax Band

Harrogate Borough Council Band F

Services and other Information

The property is serviced with mains water, electricity and there is oil fired central heating. There is propane gas for the cooker.

Particulars and Photographs

The particulars were written and photographs taken August 2022

Viewings

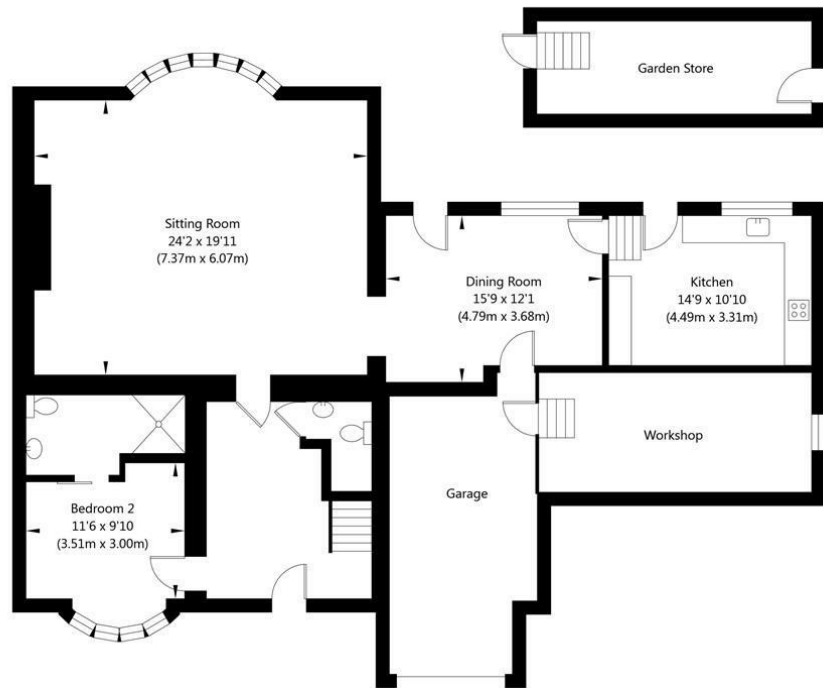
By Appointment with GSC Grays 01423 590500

Disclaimer Notice

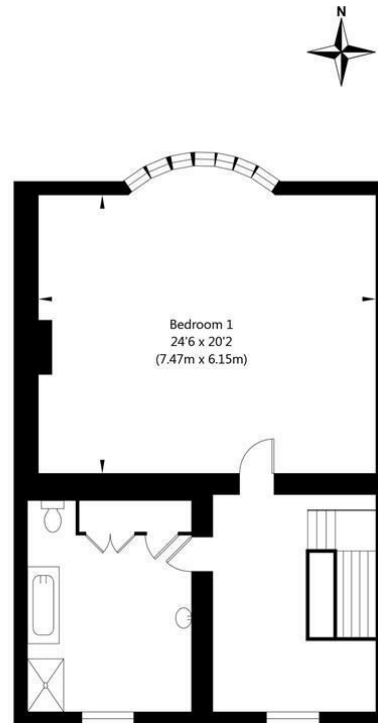
GSC Grays gives notice that:

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.

Thorncrest, Thorny Hill Lane, York, YO51 9QJ



Ground Floor - (Excluding Garage & Workshop)
GROSS INTERNAL FLOOR AREA
APPROX. 1278 SQ FT / 118.69 SQ M



First Floor
GROSS INTERNAL FLOOR AREA
APPROX. 946 SQ FT / 87.88 SQ M

NOT TO SCALE - FOR ILLUSTRATIVE PURPOSES ONLY
APPROXIMATE GROSS INTERNAL FLOOR AREA 2224 SQ FT / 206.57 SQ M - (Excluding Garage & Workshop)
All Measurements and fixtures including doors and windows are approximate and should be independently verified.
www.exposurepropertymarketing.com © 2022



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		67
(39-54) E		
(21-38) F	27	
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC



DISCLAIMER NOTICE:

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

- These particulars, including any plan are a general guide only and do not form any part of any offer or contract.
- 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.
- Neither GSC Grays nor the vendor accept responsibility for any error that these particulars may contain however caused.
- 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.
- 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.
- Please discuss with us any aspects that are important to you prior to travelling to the view the property.