



HAMBLETON HOUSE

Marton cum Grafton



GSC GRAYS

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HAMBLETON HOUSE

7 The Croft, Marton cum Grafton, York YO51 9PR

A superb village home which has been meticulously updated and enhanced in the sought-after village of Marton cum Grafton. Beautifully appointed throughout, this five-bedroom home is perfect for families and backs onto open fields with amazing views towards the Hambleton Hills.

ACCOMMODATION

Exclusive village residence

Amazing views

Sought-after village

Five Bedrooms

Four Reception Rooms

Meticulously updated

Perfect for Families

Gardens Backing onto open fields



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Hambleton House

Hambleton House was constructed around 20 years ago as one of an exclusive development in the village of Grafton. The Property offers around 3,000sqft of accommodation which has been lovingly updated both inside and out. The Improvements are evident from the first time the property is viewed. Original timber windows have been replaced by efficient double-glazed units adding to the energy efficiency of the home and also reducing the external maintenance cost. Internally no stone has been left unturned and the vendors have updated and enhanced during their ownership. The Kitchen is stunning, and the house bathroom would not look out of place in a spa hotel.

With LPG central heating, the property briefly comprises to the ground floor:-

Reception hall with amazing handmade staircase off, cloakroom/w.c. Sitting Room with delightful stone fireplace and wood burning stove, through to sunroom. Dining Room with archway to kitchen. This could easily be knocked through into the kitchen to create a huge dining space. The kitchen is a real showstopper and has beautiful granite worktops and handmade units. There is an extensive range of appliances and off the kitchen is the utility room.

To the first floor the landing leads to the principal bedroom suite, two large double bedrooms and the house bathroom. The bathrooms are beautifully presented, and the vendors have invested time and money installing extensive wardrobes and storage to all bedrooms.

To the second floor are two large bedrooms with built in wardrobes and under eaves storage. There is a further bathroom making the second floor perfect as a guest suite or for those wanting a teenage annexe or multi-generational living.





Outside

The property is approached via a block paved driveway providing off street parking for a number of vehicles. This leads to the garage with sectional electric roller door. The garage can comfortably house 2 cars and has extensive eaves storage. The Gardens are walled to the side and have mature shrub borders, a patio area positioned to get the sun all day long, a timber summer house facing the Hambleton Hills and excellent lawn. The gardens back onto open fields and have fabulous views.

Situation and Amenities

Marion 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.

Marion 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)



Local Authority and Council Tax Band

Harrogate Borough Council Tel 01423 500600

The property is banded G

Services and Other Information

The property is served with mains water, electricity, mains drainage and LPG fired central heating.

Particulars and Photographs

The particulars were written, and the photographs taken in November 2022.

Viewings

By arrangement with GSC Grays 01423 590500

Disclaimer Notice

GSC Grays gives notice that:

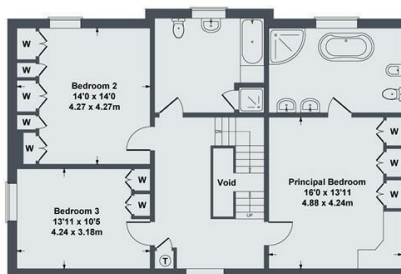
1. These particulars are a general guide only and do not form any part of any offer or contract.
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6. Please discuss with us any aspects that are important to you prior to travelling to the property.

Hambleton House, Marton Cum Grafton

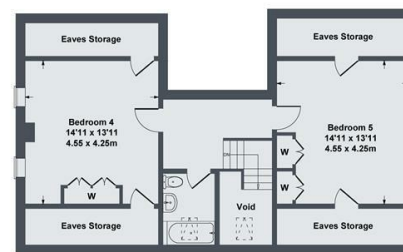
Approximate Gross Internal Area
 House - 3025 sq ft - 282 sq m
 Garage - 398 sq ft - 37 sq m
 Total - 3433 sq ft - 319 sq m



GROUND FLOOR



FIRST FLOOR



SECOND FLOOR

SKETCH PLAN FOR ILLUSTRATIVE PURPOSES ONLY

All measurements walls, doors, windows, fittings and appliances, their sizes and locations, are approximate only. They cannot be regarded as being a representation by the seller, nor their agent.

Produced by Potterplans Ltd. 2022

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D		53	61
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	



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