



GREENACRES STOCKFIELD LANE  
Marton Cum Grafton, York



**GSC GRAYS**

PROPERTY • ESTATES • LAND



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# GREENACRES STOCKFIELD LANE

York, Yorkshire, YO51 9PZ

A fabulous, four bedroom detached chalet-style home, positioned in a quiet backwater in the centre of the popular village of Marton cum Grafton. Perfect for families or downsizers.

## ACCOMMODATION

Detached chalet home  
Quiet backwater in the centre of the village  
Highly sought-after village with fantastic amenities  
Four bedrooms  
Far reaching views  
Double garage and extensive parking  
Gardens to three sides  
Beautifully presented throughout



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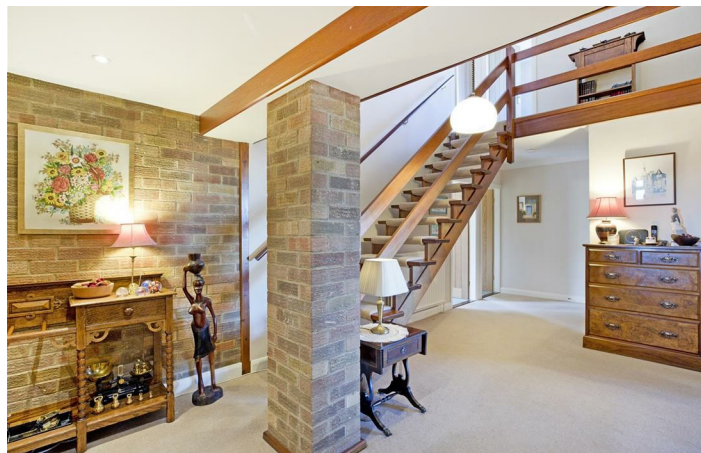
## Situation and Amenities

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 a number of excellent state and public schools including Queen Ethelburga's, Cundall Manor, Queen Mary's, St Peter's, Bootham and The Mount in York, and in Harrogate, Ashville and Harrogate Ladies college.

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 village enjoys many community activities including the well attended 'Open Gardens' followed by the much-loved village party and monthly coffee mornings in the village hall where locals enjoy a chat and a bacon sandwich.

There is a daily bus service to Ripon and York, and the railway stations of Hammerton and Cattal are a short drive away. Boroughbridge is the closest town and this has a wide variety of good, local facilities including a supermarket, independent bakeries and delicatessens, boutiques, gift shops and a wide variety of eateries including the recently refurbished Crown Hotel.

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







## Greenacres

Greenacres has been a much-loved family home for over 40 years. Situated at the head of a quiet backwater in the centre of the village, the home is immaculate and has had recent additions including refitted bathrooms and solid oak doors throughout. The property, which was constructed in the 1970s as the home of a renowned local builder, is in a Scandinavian chalet style and feels expansive the moment you enter the impressive reception hall. With beautiful gardens and patio areas to three sides, the home briefly comprises on the ground floor: reception hall with exposed brick wall, open tread staircase leading to the impressive galleried landing, cloakroom/w.c, door to the integral double garage, glazed doors lead to the sitting room with brick fire surround, timber mantle and inset LPG cast iron stove, opening to a dining area with French doors leading to the raised patio area, L-shaped breakfast kitchen with an extensive range of oak, wall and floor mounted units with a range of integrated appliances. Off the hallway are two bedrooms. The principal bedroom has built-in wardrobes and a superb en-suite shower room. There is a further double bedroom on the ground floor and this is currently being used as an office. On the first floor: A galleried landing leads to two, excellent double bedrooms with extensive eaves storage. The bedroom positioned to the front of the property has far-reaching views over open fields and to the Hambleton hills beyond. The house bathroom has recently been replaced and houses a modern white suite including an over-bath shower. There is an airing cupboard and further storage accessed off the landing.





Green Acres, Stockfield Lane, Marton cum Grafton



Produced on Jan 17, 2024.  
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## Outside

The property is approached via a tarmac driveway leading to off-street parking for numerous vehicles. Beyond this is the integral double garage with electric up and over door, pedestrian access to the rear garden and inner hall. To the rear of the garage is plumbing for a washing machine and dryer. The garage could be converted to further living accommodation subject to necessary permissions and building regulations.

To the front of the property a wrought iron pedestrian gate, positioned in between brick pillars, leads down stone flagged steps to the garden. There is a further gate that leads along a terrace to the rear patio. The garden to the front leads to the large side garden which is terraced and has well-maintained shrub borders. There is also a greenhouse attached to a useful store. The south-facing rear garden area has raised beds and an attractive paved and gravelled terrace area.

## Local Authority and Council Tax Band

North Yorkshire Council Band F

## Services and other Information

The property is served with mains water, drainage, electricity and has oil fired central heating and bottled LPG for the cooker hob and fire.

## Particulars and Photographs

The particulars were written and photographs taken January 2024

## Viewings

By arrangement with GSC Grays 01423 590500

## What3Words

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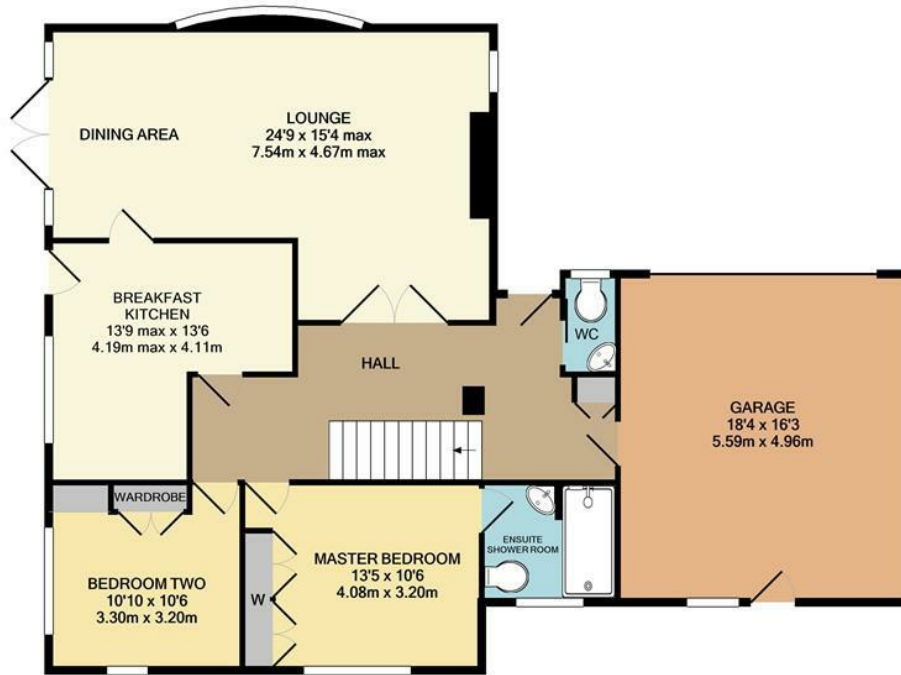
## Disclaimer Notice

GSC Grays gives notice that:

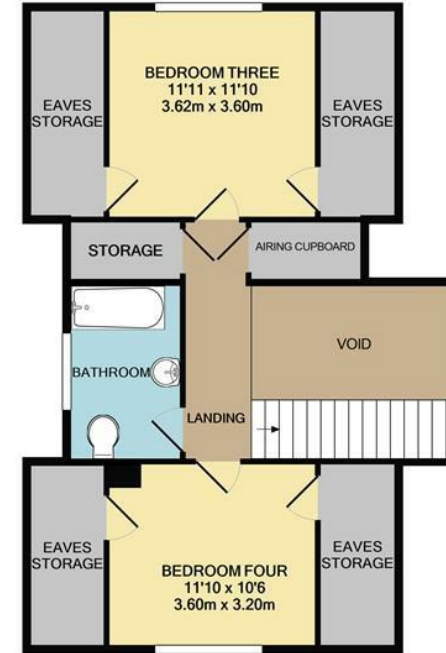
1. These particulars are a general guide only and do not form any part of any offer or contract.
2. All descriptions, including photographs, dimensions and other details are given in good faith but no warranty is provided. Statements made should not be relied upon as facts and anyone interested must 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.



LOWER GROUND FLOOR  
APPROX. FLOOR  
AREA 0 SQ.FT.  
(0.0 SQ.M.)



GROUND FLOOR  
APPROX. FLOOR  
AREA 1316 SQ.FT.  
(122.2 SQ.M.)



FIRST FLOOR  
APPROX. FLOOR  
AREA 742 SQ.FT.  
(68.9 SQ.M.)



TOTAL APPROX. FLOOR AREA 1761 SQ.FT. (163.5 SQ.M.)  
(EXCLUDING GARAGE, GREENHOUSE & WORKSHOP/GARDEN STORE)

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(82 plus) <b>A</b>			
(81-91) <b>B</b>			
(69-80) <b>C</b>			
(55-68) <b>D</b>		59	71
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not energy efficient - higher running costs			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC	