



KINNESSBURN
Marton Cum Grafton, York



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Marton Cum Grafton, York, YO51 9QY

A superb detached village family home in a sought-after village which has been extensively extended and updated over the years to offer fantastic 4/5 bedroom accommodation which will suit a variety of purchasers.

ACCOMMODATION

Superb detached 4/5 bedroom family home
3 reception rooms plus conservatory
Perfect for families and multi-generational living
Beautifully updated and extended
Far-reaching views to the rear
Sought-after village with excellent amenities
Double garage and off-street parking for multiple vehicles
Gardens to 3 sides with south-east facing rear garden



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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, local 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)





Kinnesburn

Kinnesburn is a fine example of a village property that has been extended and updated to an extremely high standard. The current owners have further enhanced the house with a new bathroom with additional underfloor heating, new hot water system, updated heating and electrical rewiring with Hive installation. Tastefully decorated throughout, the home is in genuine move-in condition and is sure to appeal to a variety of buyers including multi-generational purchasers.

The house benefits from amazing views to the rear and currently comprises:

To the ground floor: Entrance hall with staircase off, 21ft. dual-aspect sitting room with French doors leading to a heated conservatory, dining room/office, well-designed kitchen with quartz worktops leading to dining-family room with stunning lantern roof and bifold doors to the rear, utility room with rear garden access and cloakroom/w.c. Other features include a lined chimney flue in the sitting room suitable for a wood-burning stove and solid oak flooring throughout the entrance hall, dining, kitchen and family areas.

To the first floor: Landing leading to the principal bedroom suite with Juliet balcony to the rear offering far-reaching views over the countryside, en-suite shower room and walk-in dressing room, three further double bedrooms, refitted house bathroom and study area/occasional bedroom.



Outside

The property is positioned at the end of a recently resurfaced driveway offering a high degree of privacy for potential purchasers. The use of the driveway is shared with a neighbouring property and there is a private off-street parking area for the sole use of Kinnessburn which will accommodate a number of vehicles. To the side of the property is a double garage which could be converted to further living accommodation, subject to planning consent. There are garden areas to 3 sides including a suntrap, south-east facing, rear garden. The gardens have been landscaped to provide a combination of patios, lawns, mature borders, raised fruit and flower beds and rose and wisteria covered arches. To the rear of the property are open fields and fabulous views over the countryside.

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 oil fired central heating.

Particulars and Photographs

The particulars were written and photographs taken January 2024

Viewings

By arrangement with GSC Grays 01423 590500

Disclaimer Notice

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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.
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6. Please discuss with us any aspects that are important to you prior to travelling to the property.



GROUND FLOOR
APPROX. FLOOR
AREA 1388 SQ.FT.
(129.0 SQ.M.)



FIRST FLOOR
APPROX. FLOOR
AREA 914 SQ.FT.
(84.9 SQ.M.)



TOTAL APPROX. FLOOR AREA 1983.5 SQ.FT. (184.2 SQ.M.)
INCLUDING GARAGE 2302 SQ.FT. (213.8 SQ.M.)

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.

