



MARIS BARN  
Morton Le Moor, Ripon



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# MARIS BARN

Ripon, HG4 5DJ

A fantastic four bedroom barn conversion that has been recently updated throughout creating a fantastic home with extended garden area in the popular village of Marton le Moor

## ACCOMMODATION

High specification home  
4 bedrooms  
Barn conversion  
Beautiful decor throughout  
Detached double garage  
Picturesque village  
Ornamental pond  
Large garden and orchard



**GSC GRAYS**

PROPERTY • ESTATES • LAND

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## Maris Barn

Converted to the highest standards in the early 2000s, Maris Barn was created with an extremely high specification for the current owners. This high quality finish is evident from the moment you step through the front door. Additions such as the beautiful 'David Charles' kitchen, which has been recently installed, and the wonderful décor really add to the wow factor. The property offers around 2,400 sqft of accommodation and is offered for sale with an additional orchard area which the owners have cleverly planted with a variety of trees, perfect for a family purchaser.

Briefly comprising to the ground floor: : Double-door entryway leading into an impressive reception hall with stone flagged floor, understairs storage cupboards, cloakroom/w/c, study, fabulous open plan living room and dining area with two sets of double doors to the garden, utility room, stunning breakfast kitchen with double doors and velux roof lights allowing the light to flood in.

To the first floor: Large landing area leading to the principal bedroom with en-suite shower room, three further double bedrooms and the house bathroom.







### Situation and Amenities

Maris Barn is positioned on the edge of this picturesque North Yorkshire village, well placed for access to the neighbouring market towns of Boroughbridge (4 miles to the south) and Thirsk (10 miles to the north east) and the Cathedral City of Ripon (5 miles to the west). For the commuter, the A1(M) is nearby and provides access to Leeds, York, Harrogate and Teesside. Mainline rail stations in Thirsk and Northallerton provide direct links to London Kings Cross as well as offering services to Leeds and York.

### The Appeal of our Home - The Owners' Insight

We're lucky to have large rooms with high ceilings and as most of the rooms are south east facing they usually get lots of light. At the same time the living room is cosy, especially when the log burner is lit. The kitchen has always been great for family and friends to gather in, but also for just a quiet coffee alone. We love being able to look out across the garden and into the meadow and the whole house has a calm/relaxed atmosphere. We've enjoyed many years of walks around the village lanes and fields with our dogs, it has been a lovely home and village to live in.



## Outside

The property is approached via a block paved and gravelled driveway which leads to four dwellings. Maris Barn is at the head of the driveway on the right. There is a gravelled parking area for a number of vehicles and this leads to the detached double garage. The garden area is most attractive. To the rear is the more formal area with paved patio perfect for alfresco dining, ornamental pond and lawn with hedge boundaries. Beyond this area is a delightful orchard which the owners have planted with a variety of trees. This is super area for young children to play and offers the property a high degree of privacy. (please note, the orchard area is on a separate title to the house)

## Services

Mains water, drainage and electricity and oil fired central heating.

## Local Authority and Council Tax Band

North Yorkshire Band G

## What 3 Words

///soaps.speeches.surviving

## Viewings

Specifically by appointment through GSC Grays 01423 590500

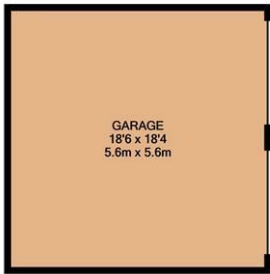
## Disclaimer

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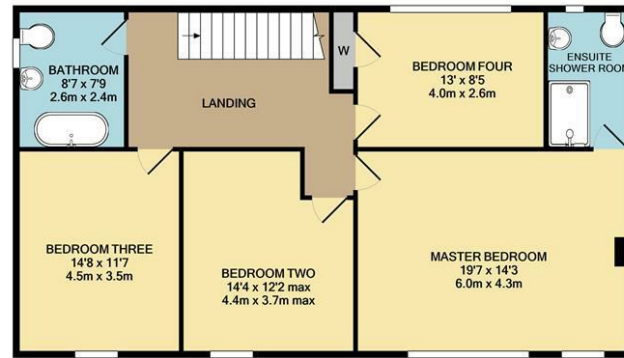
1. These particulars are a general guide only and do not form any part of any offer or contract.
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6. Please discuss with us any aspects that are important to you prior to travelling to the property.







GROUND FLOOR  
APPROX. FLOOR  
AREA 1688 SQ.FT.  
(155.0 SQ.M.)



FIRST FLOOR  
APPROX. FLOOR  
AREA 1055 SQ.FT.  
(98.0 SQ.M.)



TOTAL APPROX. FLOOR AREA EXCLUDING GARAGE 2384 SQ.FT. (221.5 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.



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) <b>A</b>			
(81-91) <b>B</b>			
(69-80) <b>C</b>		69	75
(55-68) <b>D</b>			
(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	

