



**THE FARM HOUSE**  
Glebelands Farm, Aldborough





# THE FARM HOUSE

GLEBELANDS FARM, ALDBOROUGH YO51 9HF

Ripon – 8.7 miles • Harrogate – 11 miles • Thirsk – 14.2 miles • York – 17.1 miles

THE FARMHOUSE AT GLEBELANDS FARM IS A FANTASTIC COUNTRY RESIDENCE, OFFERING AROUND 4,300 SQFT OF IMMACULATE ACCOMMODATION. THE PROPERTY IS IDEAL FOR FAMILIES AND SITS ON A PRIVATE PLOT WITH FAR REACHING VIEWS OVER OPEN COUNTRYSIDE. POSITIONED ON THE OUTSKIRTS OF THE SOUGHT-AFTER VILLAGE OF MARTON CUM GRAFTON, THIS PROPERTY IS TRULY UNIQUE.

## Accommodation

Reception hall • Lounge • Sitting room/family room • Family living kitchen • Dining Room • Utility Room • Shower room/w.c • Boot Room • Landing  
Principal Bedroom with ensuite and Dressing Room • Guest Bedroom with Ensuite • Two Further ensuite bedrooms • Second Floor annexe area • Cinema Room

## Externally

Gated gravelled driveway • Paved Dining Areas to front and rear-large lawned gardens • Detached home office

**Grazing field of 3.20 acres available by separate negotiation**



**GSC GRAYS**

PROPERTY • ESTATES • LAND

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## Description

On entering the front door, you immediately appreciate the quality of the workmanship that has gone into this property. There is a beautiful oak staircase and panelling to the walls, a door leads through to the plant room and to the left of the hall a door leads through the drawing room. The drawing room has a triple aspect with views to front and rear and side and there is a feature brick inglenook fireplace with inset modern wood-burning stove with stone hearth. To the right of the hallway, a doorway leads to the day room with bi-fold doors leading to the enclosed patio to the rear. This is a fantastic family room which could equally be used as a playroom. Double doors lead from the day room to the stunning living/kitchen. The kitchen certainly has the Wow factor, packed full of top of the range limited edition appliances and beautiful bespoke handmade units with stunning central island and marble worktops, this area is sure to leave prospective purchasers agog at the quality.

Openings to either side of bespoke concealed bar area, leads to the dining hall with feature panelling to the side wall, Velux roof lights to the ceiling and external door leading to the off-street parking. To the rear of the kitchen, is the delightful utility area with marble worktops and expansive storage and leads through an oak door to downstairs cloakroom/wc/shower room. Off the utility is the large boot-room, again with bespoke units housing storage perfect for a growing family to hide outdoor equipment. Off the boot-room, recently installed bi-fold doors again lead to the rear patio area.

Due to the configuration of the downstairs, the day room, living/kitchen, utility and boot-room all open to the patio area enabling this to be a fabulous party home.









To the first floor: The oak staircase leads to the first floor, the landing leads to the master bedroom suite, this area feels like something out of a spa retreat with amazing views over open countryside. The huge dressing room has fabulous built-in storage and hanging rails and the ensuite bathroom is exquisite with slipper bath and shower area with beautiful tiling and Crittall framed screen. The Guest bedroom is positioned at the far end of the house and has triple aspect windows, expansive built-in wardrobes and storage. There is a beautiful ensuite shower room off with Crittall framed shower cubicle, low flush wc and wash hand basin set in vanity unit. Bedroom 3 is positioned to the front of the property

and again has fantastic built-in storage and a delightful ensuite shower room off. Bedroom four is found to the rear of the property and has a further ensuite bathroom.

The oak staircase continues to the second floor. This is a multi-functional space and currently the vendors have created a fabulous cinema room to one end. The other wing comprises an office area but equally could be converted to bedroom space, subject to prospective purchaser's necessary requirements. The windows to the front and rear, again with far reaching views over open countryside. Running down the entire second floor, are under-eaves storage cupboards.



## Outside

The property is approached by a gravel driveway with electric controlled double gates opening onto a large gravelled parking area and outside store. A paved path leads round the front of the property, providing an outside dining space, accessed through bi-fold doors from the expansive living/dining/kitchen.

To the front of the patio, is a beautiful garden with mature borders and trees with a hedge boundary and overlooking open fields. This garden extends round to the side and to the rear. A beautiful private space with expansive views to three sides. At the top of the garden is the recently constructed garden room on a raised sleeper and concrete plinth. This space is perfect for those who work from home and equally provides fantastic space for outdoor entertaining. The fully insulated unit is glazed to all sides and has the benefit of integrated magnetic blinds to all windows. The lawned garden then extends round to the rear of the property and backs onto open fields with again far-reaching views. Steps lead down from the rear garden to the enclosed paved patio. There is a greenhouse with lighting, timber shed and this space is accessed both from the boot room and the day room. Perfect for alfresco dining and again a lovely entertaining spot.

## Situation and Amenities

The property sits on the outskirts of the highly sought-after village of Marton cum Grafton. The village 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.

### **The Appeal of our Home – The Owners Insight**

We love the peace, tranquillity and privacy that our home offers together with the space both internally and externally. We have lots of room to park and our drive is privately accessed through recently installed electric gates. The wildlife is amazing, the hares, deer, rabbits and large variety of birds all help to make our home amazing. With countryside walks literally on our doorstep, our home is a very special and private place to live.

### **Agents Note**

The vendors have advised us that there is an area of grassland of approximately 3.2 acres available by separate negotiation.



### **Services and other Information**

The property has a ground source heat pump providing central heating and hot water, there is mains electricity and private sewerage.

### **Local Authority and Council Tax Band**

North Yorkshire County Council, Tax Band D

### **EPC**

**To be arranged**

### **Fixtures and Fittings**

Unless specifically mentioned within these sale particulars, only fitted carpets are included in the sale. All objects of statuary, chattels, furniture, furnishings, wall hangings, display

cases, light fittings and garden ornaments are specifically excluded from the sale although some items may be available by separate negotiation.

### **Rights of Way, Wayleaves and Easements**

The property is sold subject to and with the benefit of all existing wayleaves, easements and rights of way, public and private whether specifically mentioned or not.

### **What3Words**

///constrain.radio.unsightly

### **Viewings**

Strictly by appointment with GSC Grays 01423 590500



SUMMER HOUSE





