



THE FARM HOUSE

Glebelands, near Boroughbridge



GSC GRAYS

PROPERTY • ESTATES • LAND



THE FARM HOUSE

GLEBELANDS, ALDBOROUGH, NEAR BOROUGHBIDGE, YO51 9HF

Ripon 9 miles • Harrogate 11 miles • Thirsk 14 miles • York 17 miles
(distances approximate)

A FABULOUS HIGH SPECIFICATION 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 BETWEEN THE SOUGHT-AFTER VILLAGES OF ALDBOROUGH AND MARTON-CUM-GRAFTON, THIS PROPERTY IS TRULY UNIQUE.

Accommodation

Reception hall • Sitting room • Family room • Living kitchen • Dining room • Utility room
Shower room/wc • Boot room • Master suite with bathroom and dressing room • Guest bedroom suite
Two further bedrooms suites • Home office/teenager bedroom space • Cinema room

Externally

Gated gravel driveway • Paved dining areas to front and rear • Large lawn gardens • Detached garden room

Additional grazing land of some 3.20 acres available by separate negotiation
FRO SALE BY PRIVATE TREATY



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Situation

This impressive property sits between the sought-after villages of Aldborough and Marton cum Grafton. Boroughbridge is the closest town and has a wide variety of good local facilities, including a supermarket, local independent bakeries and delicatessens, boutiques, gift shops and a variety of eateries including the recently refurbished Crown Hotel. The location in the York/Harrogate/Ripon triangle offers excellent state and public schools including Queen Ethelburga's, Cundall Manor, Queen Mary's, plus 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 local railway stations of Hammerton and Cattal connect to the East Coast Mainline station at York.

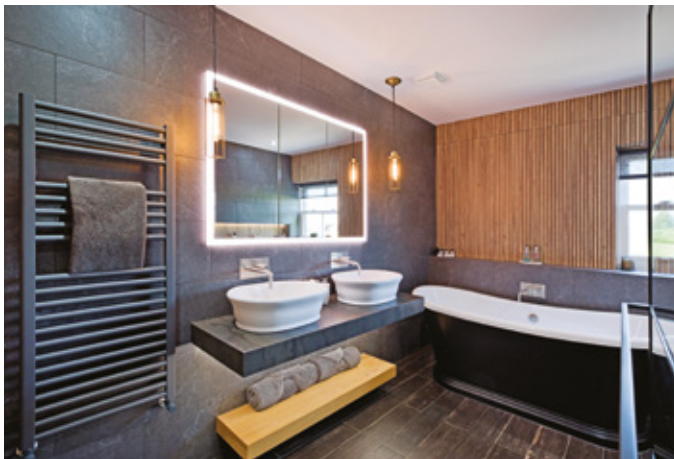
Accommodation

On entering the front door, you immediately appreciate the quality of the workmanship within this property. There is a striking oak staircase and panelling to the walls, and to the left a doorway into the formal sitting room having a triple aspect plus 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 airy family room with bi-fold doors leading to the garden patio to the rear. This is an appealing space which could equally be used as a playroom. Double doors in turn lead 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 a stunning central island and marble worktops, this area is sure to leave prospective purchasers impressed by the quality. Openings either side of a bespoke concealed bar area, lead to the dining room with feature





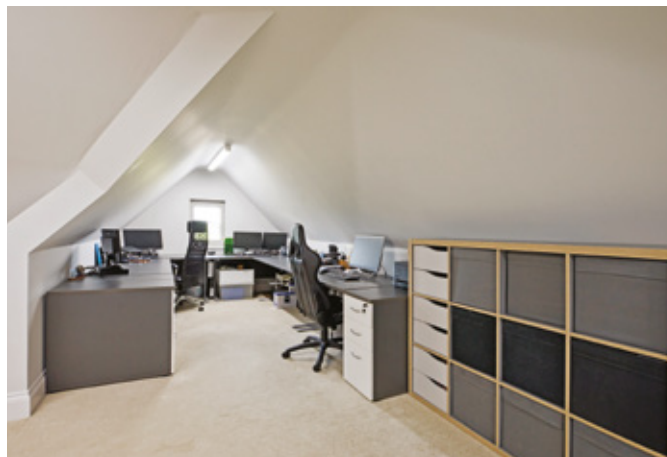




panelling to the side wall. To the rear of the kitchen, is a utility area with marble worktops and expansive storage and leads a shower room/wc. Also off the utility room is the large boot-room, again with bespoke units with storage perfect for a growing family to hide outdoor equipment, plus recently installed bi-fold doors that lead to the rear patio area. In conjunction with the family room, this combined space creates a superb outdoor entertaining space.

The upper floor accommodation is no less impressive, approached by a return oak staircase. The master bedroom suite is more akin to a spa retreat with amazing views over open countryside. The expansive dressing room has fabulous

built-in storage and hanging rails, the ensuite bathroom is exquisite with a separate bath and shower area having beautiful tiling and Crittall framed screen, and the spacious bedroom itself has a double aspect and extensive easterly views. The Guest bedroom suite is positioned at the southern end of the house and has triple aspect windows, expansive built-in wardrobes and an en-suite shower room. Bedrooms 3 and 4 are situated in the centre of the house and both also have en-suite facilities. The oak staircase continues to the second floor. This is a multi-functional space, currently being a fabulous cinema room and office area but equally it would be ideal as teenager bedroom space.



Outside

The property is approached by a gravel driveway with electric controlled double gates opening onto a large gravel 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 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 to the south and west, and at the top of the garden is a strategically situated garden room. It is ideal for those seeking a garden setting for relaxed home working 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 and south-western side of the property, great for afternoon sunshine and backs onto open fields, again far-reaching views. There is also a greenhouse with lighting, timber shed and further storage.

Additional Land

Additional grassland of approximately 3.2 acres situated locally is available by separate negotiation.

The Appeal of Our Home – 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.

Tenure

Freehold with vacant possession on legal completion

Services

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



Local Authority & Council Tax
North Yorkshire Council. Band D

Fixtures & 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.

Easements & Rights Of Way

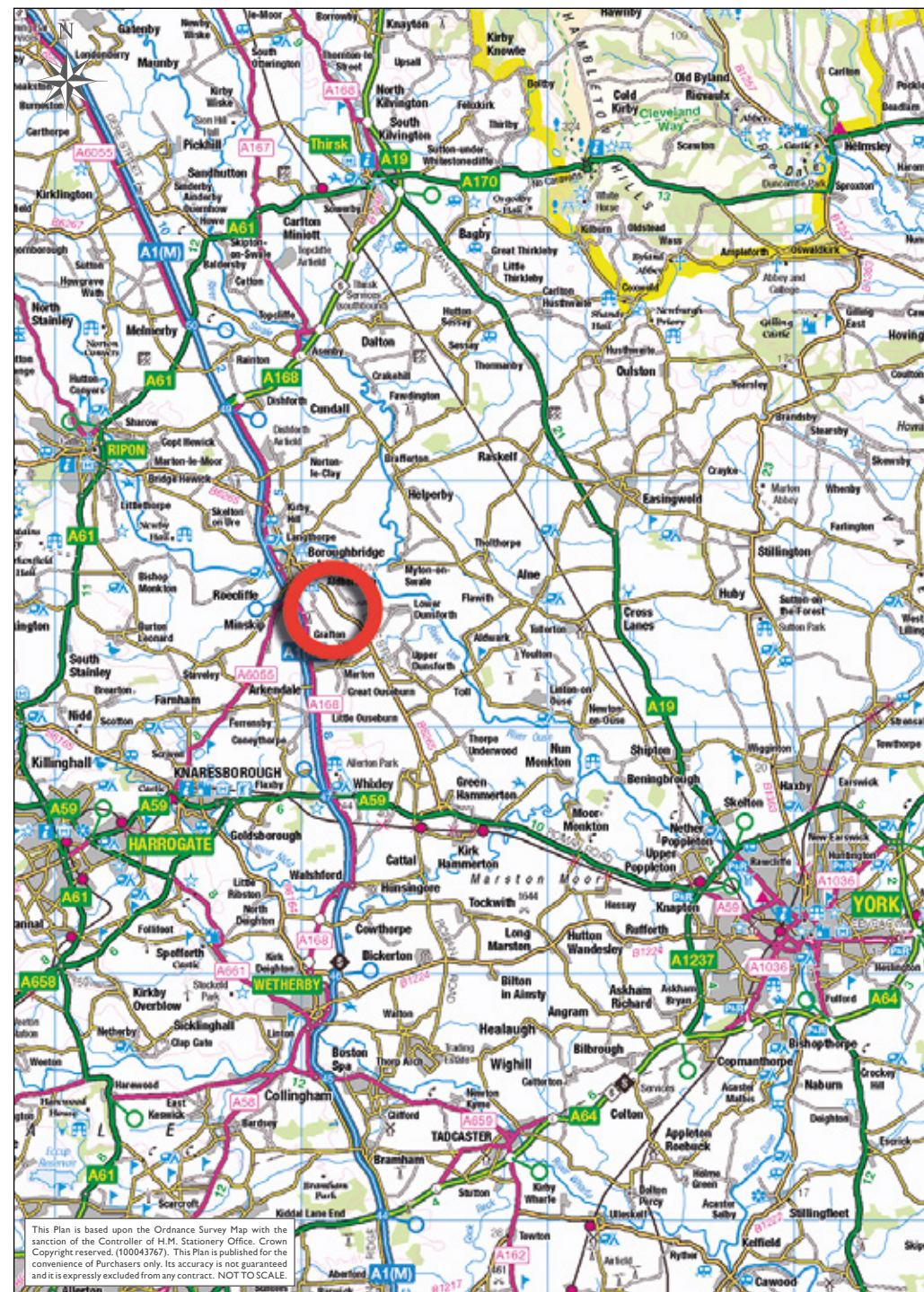
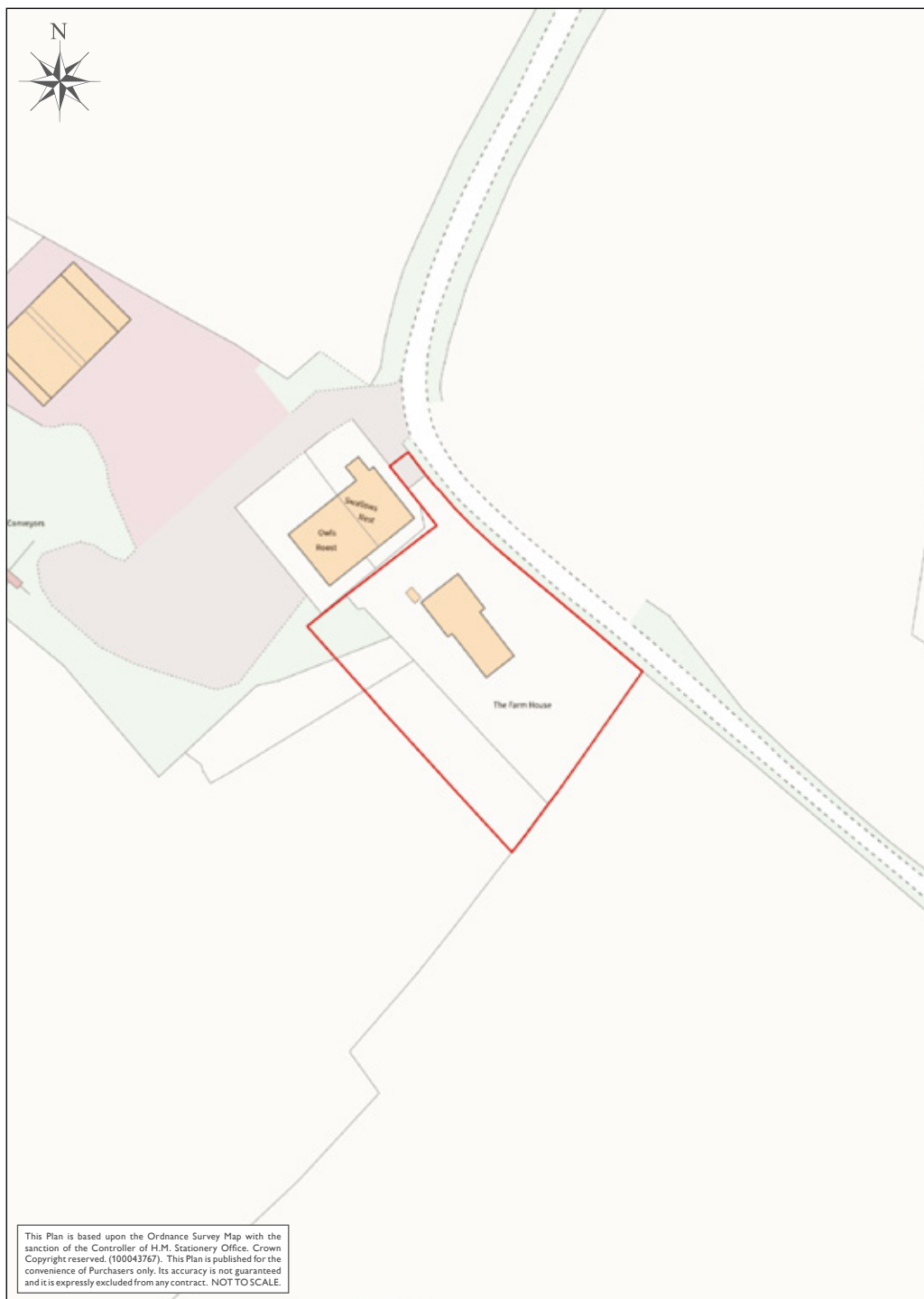
The property is sold subject to and with the benefit of all rights of way whether public or private, rights of water, light, support, drainage, electricity and other rights and obligations, easements, quasi-easements, restrictive covenants and all existing and proposed wayleaves whether referred to or not.

what3words

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Viewing Arrangements

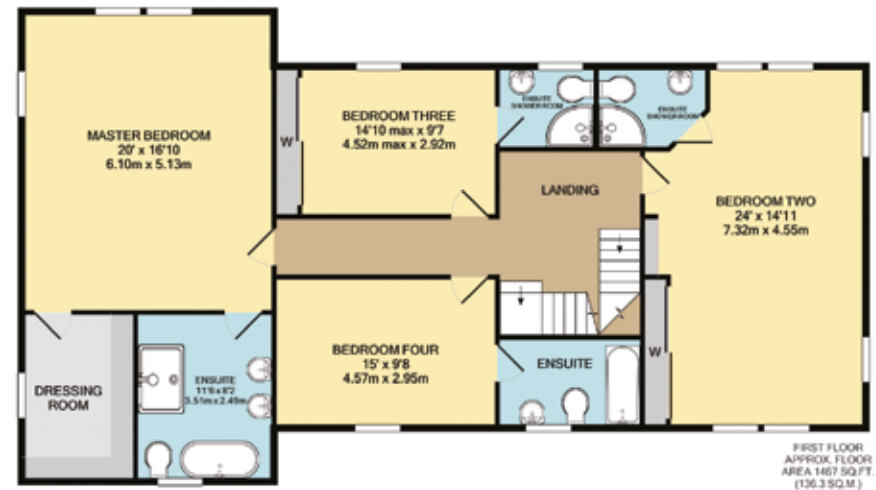
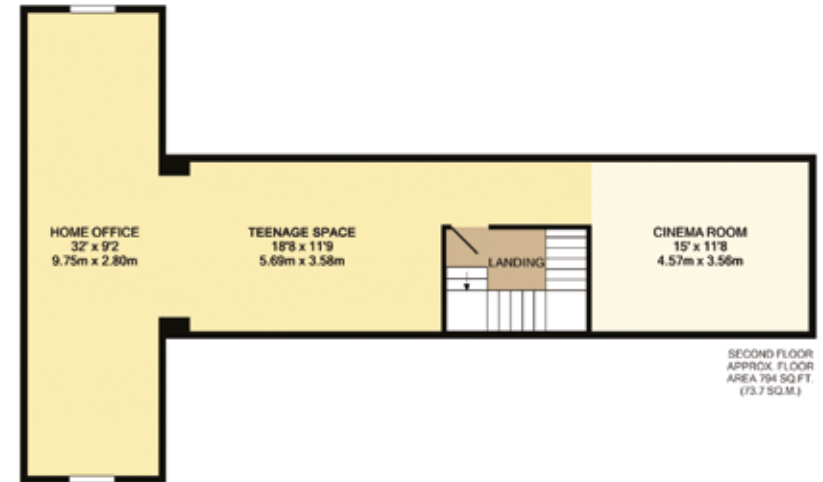
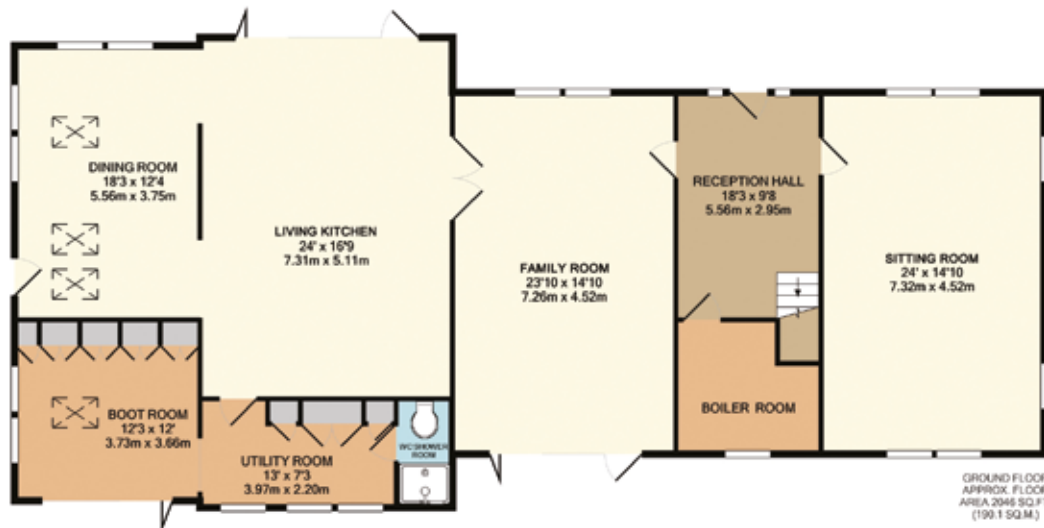
Strictly by appointment with GSC Grays - T: 01423 590500





TOTAL APPROX. FLOOR AREA 4307 SQ.FT. (400.1 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

Very energy efficient - lower running costs	
(92 plus)	A
(81-91)	B
(69-80)	C
(55-68)	D
(39-54)	E
(21-38)	F
(1-20)	G
Not energy efficient - higher running costs	

Current	Potential
67	77

DISCLAIMER NOTICE:

PLEASE READ: GSC Grays gives notice to anyone who may read these particulars as follows:

1. These particulars, including any plan, 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 do not amount to our presentation or warranty. This should not be relied upon as statements of facts and anyone interested must satisfy themselves as to their corrections 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 once only and is not drawn to scale. All dimensions, shapes, and compass bearings are approximate and you should not rely on them 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.

Particulars written: September 2025

Photographs taken: May 2025

