



# ATLAS HOUSE

Stockfield Lane, Marton cum Grafton





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STOCKFIELD LANE, MARTON CUM GRAFTON, YO51 9QJ

Boroughbridge 3 miles, Harrogate 9 miles, York 14 miles, A1(M) 2 miles  
(Distances approximate)

A GEORGIAN FARMHOUSE OF EXTRAORDINARY CHARACTER,  
METICULOUSLY RESTORED AND THOUGHTFULLY EXTENDED, OFFERING  
OVER 3,050 SQ FT (284m<sup>2</sup>) OF LIVING SPACE IN THE HEART OF ONE OF  
NORTH YORKSHIRE'S MOST COVETED VILLAGES.

## Accommodation

Six bedrooms • Three bathroom • Contemporary open-plan kitchen  
South-facing walled gardens • Off-street parking

## Externally

Driveway and walled gardens



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## A thousand years of village, two hundred years of home

Set behind gardens on Stockfield Lane, in the centre of Marton cum Grafton — a village that has grown and evolved over a millennium — this is a Georgian farmhouse dating from around 1780–1800 that has been brought beautifully into the present without losing a single thread of its past. The current owners have spent years restoring original features, reinstating quarry-tiled floors and sash windows, rewiring and replumbing the entire property, and then — in 2019 — adding a contemporary side extension that has transformed the way this house is lived in.

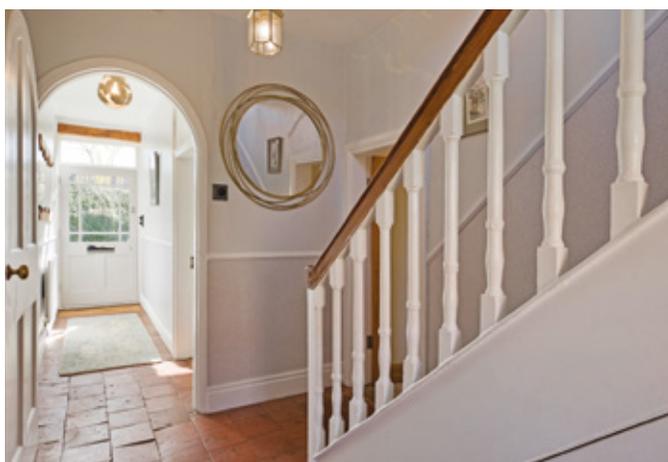
The result is a six-bedroom family home of over 3,050 sq ft that feels both deeply rooted and entirely modern. Tall Georgian proportions meet a bespoke Neptune kitchen with bifold doors opening onto a south-facing garden. Cast-iron fireplaces sit alongside a wood-burning stove. Exposed beams frame Velux skylights. It is a house that has been loved with both ambition and restraint — and it shows in every room.

*“It is a pleasure to walk to school in the morning through a village which has grown and evolved over one thousand years or more. Its history is etched in its landscape, its lines and curves, its materials and designs.”* — The owners

### THE GROUND FLOOR

You enter Atlas House through double-glazed doors of original proportions, onto quarry tiles that have been here as long as the walls around them. An arched doorway leads from the entrance hall to the inner hall — a detail that immediately signals this is a house with architectural intent, not just a collection of rooms.

To the right, the dining room occupies one of the original Georgian reception rooms, with sash windows on two sides flooding it with light. An inset cast-iron dog-grate sits in the feature fireplace, and a built-in drinks cabinet hints at the sociability this room has hosted over the decades. The flooring is original quarry tile throughout.









The sitting room beyond has oak flooring, another cast-iron fireplace, and a beautiful bay window to the front elevation that overlooks the garden and the village beyond. This is a room designed for winter evenings, sunny mornings and Sunday papers — quiet, handsome, perfectly proportioned.

But the heart of the house is the contemporary extension: a stunning open-plan living, dining, and kitchen space that runs the full depth of the property. The kitchen is anchored by a bespoke Neptune range with a generous central island topped in quartzite, with a double Belfast sink, instant hot-water tap, integrated ovens, and an induction hob beneath a ceiling-mounted extractor. Limestone flooring runs underfoot.



Beyond the island, the space opens into a dining area and then a living zone with a wood-burning stove and concealed lighting. Full-height bifold doors fold back onto the south-facing front patio — and this is where Atlas House reveals its trump card. That southerly aspect means this space is drenched in light from morning to evening, and in summer the boundary between inside and outside simply dissolves. It is, quite simply, a room built for the way families actually live: cooking, talking, homework at the table, wine by the stove, children spilling onto the garden.

A utility room and cloakroom WC complete the ground floor, along with useful understairs storage.



## THE FIRST FLOOR

The principal bedroom suite forms part of the 2019 extension, with a pitched ceiling, Velux window, tall wardrobes with integrated lighting, and an en-suite shower room. It is a genuinely private retreat — a grown-up space that feels separate from the family bedrooms on the original landing.

Three further double bedrooms open off the landing, each retaining its original Georgian dimensions and proportions. All three have their own decorative fireplaces — a lovely period detail. The two south-facing bedrooms benefit from casement shutters added by the current owners, which frame the light beautifully. A well-appointed house shower room with a large dual-ended walk-in shower serves this floor.

## THE SECOND FLOOR

Two further bedrooms occupy the upper floor, both with exposed beams and stripped timber flooring that give them a characterful, almost attic-like charm. One has both a Velux window and a side window; the other a front-facing Velux with built-in storage. A house bathroom with a panelled bath completes this level.

Between them, these six bedrooms comfortably accommodate a family of six with the luxury of a spare room — or, depending on your stage of life, provide space for a home office, a music room, or a guest suite.

## THE GARDENS AND OUTSIDE

The front garden is the kind of outdoor space that sells houses. South-facing, walled and hedged for privacy, and accessed directly from the bifold doors of the kitchen-living space, it is the natural extension of the interior — a paved patio for alfresco dining, a lawn for children, and the warmth of the sun from morning until evening.

A wrought-iron pedestrian gate leads to the front path, while to the side, double timber gates open onto a cobbled driveway and off-street parking area. The rear garden is a walled, lawned space with planted borders and a timber shed. There is also roadside parking for additional vehicles.

*“Throughout the summer, the gardens provide lovely spaces for outdoor fun, with a plentiful supply of fruit. We love the peaceful village of Marton cum Grafton and are fortunate to have been custodians of such a lovely home.”* — The owners

## MARTON CUM GRAFTON — THE VILLAGE

This is not a dormitory village. Marton cum Grafton is a thriving, rooted community with a life of its own — the kind of place where your children walk to an Ofsted ‘Outstanding’ primary school, where the pub is actually good, and where you find yourself lingering at the monthly coffee morning in the village hall over a sandwich and a conversation you didn’t expect to have.

The village has a church, a post office and shop, tennis courts, a sports field, and a children’s play area. The annual Open Gardens event is followed by the much-loved village party. The Women’s Institute and the Parish Council keep things moving. It is, in the best sense, a place where people know each other and care for where they live and who they live with.

For schools, the choice is exceptional. Beyond the village primary school, families are within easy reach of Queen Ethelburga’s, Cundall Manor, Queen Mary’s, St Peter’s, Bootham, and The Mount in York, with Ashville and Harrogate Ladies’ College in Harrogate and Ripon Grammar School in Ripon.



Boroughbridge (3 miles) provides everyday essentials: a supermarket, independent bakeries and delicatessens, boutiques, a good range of eateries, as well as an excellent GP and Dental care. Harrogate is 9 miles, York 14, and the A1(M) just 2 miles away which connects southwards to Wetherby (9 miles) and Leeds (19 miles) and northwards to Northallerton (32 miles) and Thirsk (24 miles). There is a daily bus service to Ripon and York, and the railway stations at Hammerton and Cattal are a short drive away and connect to York, Harrogate and beyond.

#### WHY THIS HOUSE?

There is a particular kind of property that comes to market infrequently in a village like this. It is the one with the right combination of history and modernity, space and intimacy, village life and connectivity. Atlas House is one such property.

The owners have invested years and significant emotions in creating a home that is structurally sound, aesthetically distinctive, and genuinely ready to move into. The extension is done. The Neptune kitchen, the quartzite worktops, the limestone floors, the restored fireplaces and new bathrooms — these are not upgrades still on someone’s wish list. They are already here.

What is also here, and harder to quantify, is the sense of belonging that comes from living in a house that has stood in

the heart of a community for over two centuries. Atlas House is not just a building. It is a position in village life — close to the green, a walk from the school, a home that you and your children will cherish and remember.

*“Atlas House has been a wonderful family home for us. It has a rich history, set in the heart of Grafton, close to the Village Green and only a short walk to the playing fields, pub, village shop, and the Outstanding primary school.”* — The owners

#### THE DETAILS

##### Accommodation Summary

Entrance hall · Inner hall · Dining room · Sitting room  
Open-plan living/dining/kitchen · Utility room · Cloakroom/  
WC · Six bedrooms · Three bathrooms (one en-suite)

##### Key Information

**Guide Price** £1,150,000

**Total Floor Area** Approximately 3,050 sq ft

**Age** c.1780–1800 (extended 2019)

**Construction** Brick under pantile roof

**Heating** Oil-fired central heating

**Services** Mains water, drainage, and electricity

**EPC Rating** D (current 55 / potential 68)

**Council Tax** Band A — North Yorkshire Council

**What3Words**///pancake.telephone.salad



### A Note on the EPC

The current EPC rating of D reflects the character of a Georgian property with oil-fired heating. The building's solid construction, recent full rewire, and modern extension provide a strong platform for further energy improvements. Buyers may wish to explore options including air-source heat pump installation, solar panels, and enhanced insulation — all of which could move the rating upward.

### A Note on Council Tax

The current Council Tax banding of Band A. Buyers should note that Council Tax bands are determined by the Valuation Office Agency and may be subject to reassessment.

### Approximate Floor Areas

<b>Ground Floor</b>	1,138 sq ft (105.72 sq m)
<b>First Floor</b>	1,113 sq ft (103.40 sq m)
<b>Second Floor</b>	817 sq ft (75.90 sq m)
<b>Total</b>	3,068 sq ft (284.02 sq m)

### Distances (Approximate)

Boroughbridge 3 miles, Harrogate 9 miles, York 14 miles, Leeds 19 miles, A1(M) 2 miles

### Fixtures and Fittings

Only those items specifically mentioned in these particulars and fitted carpets are included in the sale. All other furnishings, fittings, and garden ornaments are excluded, though certain 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, whether public or private, whether specifically mentioned or not.

### Arrange a Private Viewing

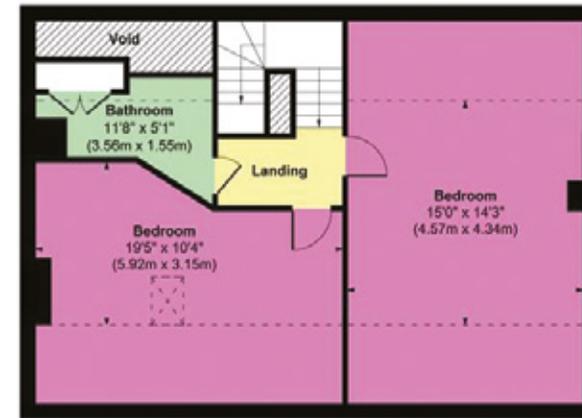
Strictly by appointment through GSC Grays

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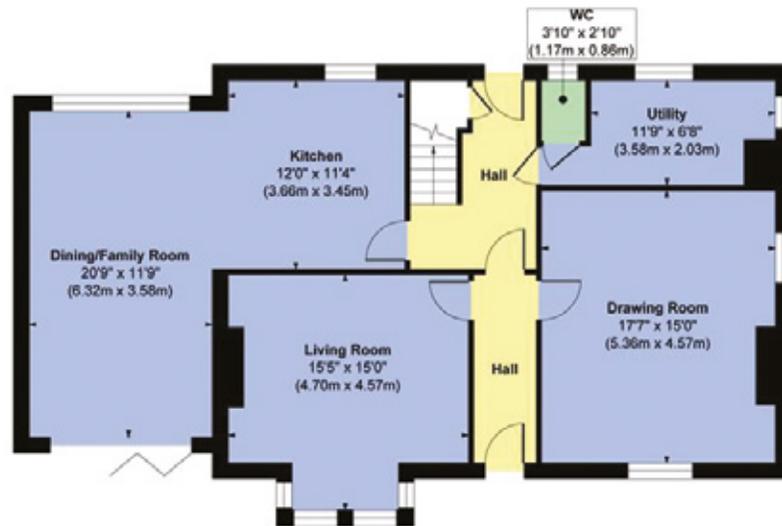
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**Second Floor**  
Approximate Floor Area  
817 sq. ft  
(75.90 sq. m)



**Ground Floor**  
Approximate Floor Area  
1138 sq. ft  
(105.72 sq. m)



**First Floor**  
Approximate Floor Area  
1113 sq. ft  
(103.40 sq. m)

### Energy Efficiency Rating

Energy Efficiency Rating	Current	Potential
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>	55	68
(21-38) <b>F</b>		
(1-20) <b>G</b>		

Very energy efficient - lower running costs

Not energy efficient - higher running costs

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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: March 2026

Photographs taken: March 2026

