



GREENACRES  
Marton cum Grafton



# GREENACRES

MARTON CUM GRAFTON, YO51 9QJ

Ripon - 10.4 miles • Harrogate - 13.1 miles • Thirsk - 16.1 miles • York - 16.9 miles  
(distances approximate)

DELIGHTFUL FOUR-BEDROOM VILLAGE HOME DATING BACK TO THE 18TH CENTURY, BEAUTIFULLY MODERNISED AND RECONFIGURED SET IN EXTENSIVE LANDSCAPED GARDENS WITH FAR REACHING VIEWS TOWARDS THE WHITE HORSE AND OVER THE VALE OF YORK SITUATED IN THE SOUGHT-AFTER VILLAGE OF MARTON CUM GRAFTON

## Accommodation

Open-plan refitted modern living – kitchen • Sitting room  
Principal bedroom with ensuite and Juliette balcony  
Three further double bedrooms and house bathroom

## Externally

Professionally landscaped gardens and terraces with far reaching views  
Summer house • Garden store



**GSC GRAYS**

PROPERTY • ESTATES • LAND

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## Offices also at:

Alnwick  
Tel: 01665 568310

Driffield  
Tel: 01377 337180

Barnard Castle  
Tel: 01833 637000

Kirkby Lonsdale  
Tel: 01524 880320

Chester-le-Street  
Tel: 0191 303 9540

Richmond  
Tel: 01748 829217





## Greenacres

Greenacres is a stunning home that is Tardis like in its proportions. Its immaculate and modern interiors are in show home condition, and this combined with the beautiful, landscaped gardens and stunning views is sure to generate a high degree of interest. The property would suit a variety of purchasers from families to downsizers, professional couples to those wanting to combine rural living with a fully modernised home. This property really has something for everyone.

Highlights include the large open plan living kitchen and the principal bedroom with Juliette balcony and far-reaching views over the rear garden and beyond to the White Horse at Kilburn.

The property briefly comprises to the ground floor:

Hall, bay fronted sitting room, open plan living kitchen, boot room/utility, cloakroom/w.c

To the first floor:

Large landing, principal bedroom with ensuite, three further bedrooms, house bathroom.

## Outside

To the front there is a forecourt garden and path through a pedestrian access gate leading to the rear space. This is truly special. A professionally landscaped garden with many facets that flows seamlessly from one terrace to the next. A combination of decking, paved patios, established borders and fruit trees, combined with vegetable garden makes this area an absolute haven. There is a oak-framed summer house with heating and power perfect for those working from home, and a good sized oak- framed garden store with power which could be repurposed as the purchaser requires.



## Situation & 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. The A1M is approximately 3 miles away.

## The Appeal of our Home – The Owners Insight

There are so many things to love about this house. It has the beautiful proportions, high ceilings and original features of a period house, yet feels homely and cosy. We enjoy socialising, its a great house for entertaining. When its just us, in the winter, we light the log burner and watch the weather coming and going. In the summer, it's time to open up the sliding doors and live on the terrace, which gets flooded with sun. Then, there's the garden, we are passionate gardeners, its filled with bird song, we enjoy it as the seasons change. All the time the view of the Yorkshire countryside is there, stopping us in our tracks, gorgeous!

### Services & Other Information

Mains water, electricity and drainage. Oil fired Central Heating.

### Local Authority

North Yorkshire County Council

### Council Tax Band

Band D

### EPC

tbc

### 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.

### what3words

///payout.flinch.puncture

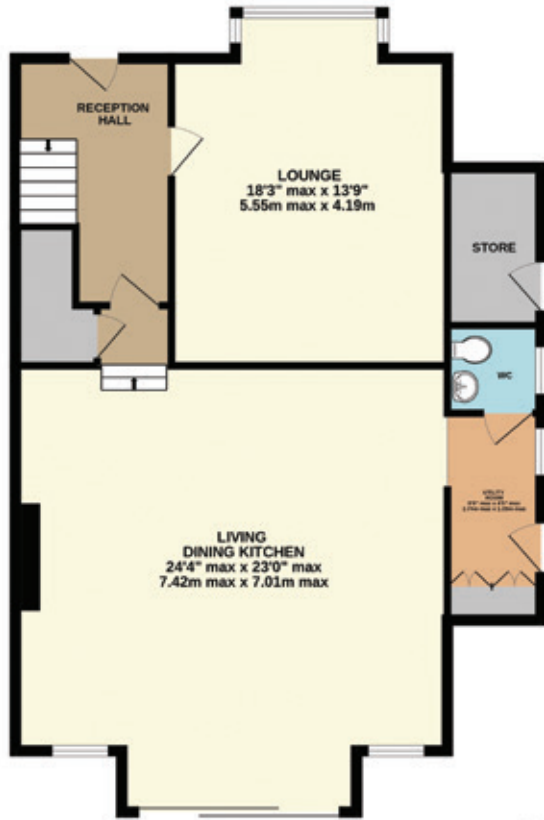
### Rights of Way, Wayleaves & Easements

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.

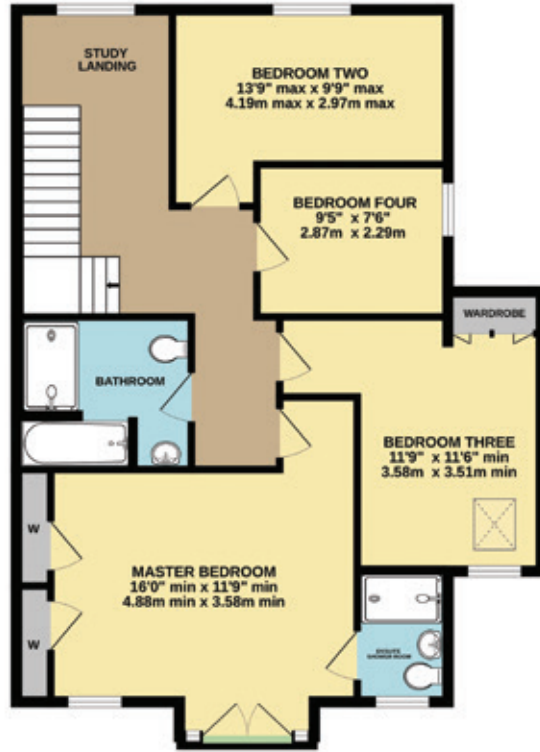
### Viewings

Strictly by appointment with GSC Grays - T: 01423 590500.





**GROUND FLOOR**  
958 sq.ft. (89.0 sq.m.) approx.

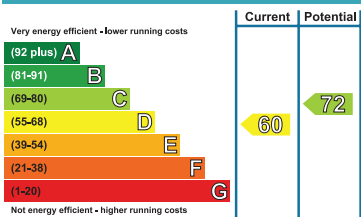


**FIRST FLOOR**  
877 sq.ft. (81.4 sq.m.) approx.

TOTAL FLOOR AREA : 1835 sq.ft. (170.4 sq.m.) approx.  
Whilst every attempt has been made to ensure the accuracy of the floorplan 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**



**DISCLAIMER NOTICE:**

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1. These particulars, including any plan, are a general guide only and do not form any part of any offer or contract.
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3. Neither GSC Grays nor the vendors accept responsibility for any error that these particulars may contain however caused.
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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: May 2026  
Photographs taken: May 2026