



SHIPPEN BOWER MARTON CUM GRAFTON
York



SHIPPEN BOWER MARTON CUM

York, YO51 9QY

An extraordinary Barn Conversion with unimaginably beautiful interiors, offering around 2,500 sqft of accommodation in the centre of the highly sought-after village of Marton cum Grafton.

ACCOMMODATION

Spectacular Barn Conversion
Stunning Contemporary Interiors
Amazing principal bedroom suite

Two further king-size bedrooms with ensembles and storage
Fabulous loft style first floor opening to terrace with views
Open plan living/dining/kitchen with exposed roof trusses

Bespoke reception hall with limestone wall and wrought iron and stone staircase
Gardens and Double Garage



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15-17 High Street, Boroughbridge, York, YO51 9AW

01423 590500

boroughbridge@gscgrays.co.uk

GSCGRAYS.CO.UK



The Appeal of our Home - The Owners insight

A Unique Way of Living

Upstairs living is something we've truly fallen in love with. It offers a distinctive lifestyle—reminiscent of Manhattan loft living—yet set within a peaceful rural landscape, perfectly positioned to capture the far reaching views across open fields.

The vaulted ceilings create an incredible sense of space, while the expansive glazing floods the interior with natural light and helps maintain warmth throughout the day.

The outdoor terrace acts as a natural extension of the living area, ideal for entertaining or simply unwinding while taking in the surrounding countryside.

Shippen Bower embodies a feeling of pure luxury, nestled within a charming and highly sought after village setting.

An immense amount of care, passion, and craftsmanship has gone into transforming this former barn into a home of exceptional quality—one that will always hold a very special place in our hearts.







Shippen Bower - specifications

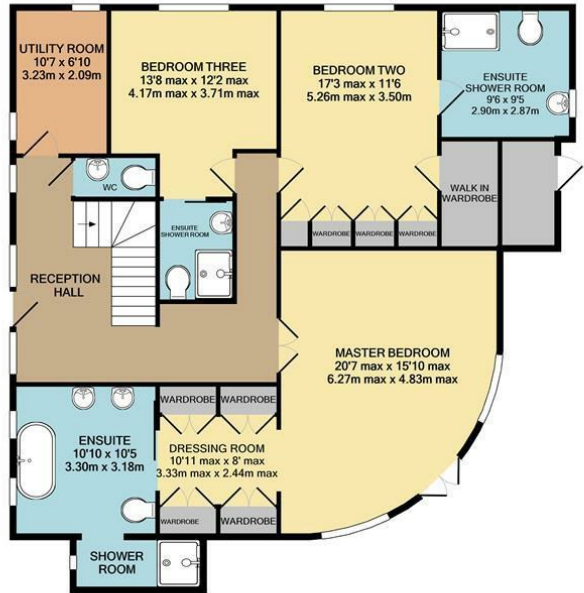


Quooker Cube tap providing boiling, chilled, and sparkling water.

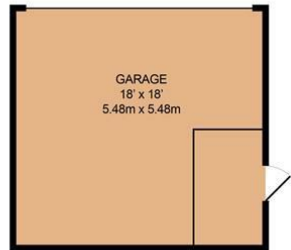
Lighting & Electrical

A professional lighting consultant has designed the lighting scheme throughout. Statement bespoke fittings are positioned above the glass dining





GROUND FLOOR
APPROX. FLOOR
AREA 1389 SQ.FT.
(129.1 SQ.M.)



FIRST FLOOR
APPROX. FLOOR
AREA 1073 SQ.FT.
(99.7 SQ.M.)

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TOTAL APPROX. FLOOR AREA EXCLUDING GARAGE 2462 SQ.FT. (228.7 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
<i>Very energy efficient - lower running costs</i>			
(92 plus)	A		
(81-91)	B		
(69-80)	C		73
(55-68)	D		
(39-54)	E	44	
(21-38)	F		
(1-20)	G		
<i>Not energy efficient - higher running costs</i>			
England & Wales		EU Directive 2002/91/EC	



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