



1 MURTON GRANGE COTTAGE

Murton Grange, Hawnby, York, North Yorkshire YO62 5QY



GSC GRAYS

PROPERTY • ESTATES • LAND

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1 Murton Grange Cottage is a three bedroom, semi-detached property situated close to the picturesque village of Hawnby.

The property occupies a prominent southerly position in the North Yorkshire Moors and has recently been refurbished.

The accommodation comprises two reception rooms with an open fire and log burner along with a kitchen, entrance hall/boot room and pantry. To the first floor are two double bedrooms, a smaller bedroom and bathroom. The property also benefits from an accessible storage on the second floor.

Externally there is parking for multiple vehicles with a lawned garden to the front. To the rear of the property is a lawned garden with a small garden store and outside WC. The property includes a garage within the shared outbuilding to the east.

Available from 21st September 2026 To Let Unfurnished.



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SITUATION AND AMENITIES

Murton Grange is situated approximately 1 mile from Hawnby, 7 miles from Helmsley, 9 miles from Thirsk and 30 miles from York. Access to the A1 (north/south) is at Dishforth (19 miles) and access to the A19 is from Thirsk. There are national rail stations at Northallerton (17 miles) and Thirsk with international airports available at Leeds/Bradford (44 miles) and Newcastle (75 miles).

Murton Grange is situated in the North Yorkshire Moors National Park close to Hawnby which, is a small traditional Moors village. The area is famed for its wildlife and landscape and offers fantastic walks, shooting and other outdoor activities all within close proximity. Hawnby is the nearest village and offers a public house and hotel, tea room and village shop whilst further afield are a variety of country pubs and Bed & Breakfasts.

There are secondary schools at Thirsk, Ryedale, and Northallerton with private schools at Ampleforth, Thirsk and Cundall.

ACCOMMODATION

The property is well presented and offers a good range of accommodation. To the ground floor are two reception rooms, the first featuring exposed wooden beams and an open fire whilst the second room features a log burner and leads through to the kitchen. A door off the kitchen leads through to the entrance hall/boot room and pantry which is fitted with shelving. There is also a small storage room underneath the stairs to the ground floor. A staircase from the entrance leads to a landing with doors off to two double bedrooms at the front of the property. To the rear of the property is a single bedroom, landing with airing cupboard and a bathroom. The bathroom features a bath with electric shower over in addition to a basin and WC. On the second floor, are some accessible storage rooms within the loft space.

Externally, there is a shared driveway providing access to the property with parking in front of the property for multiple vehicles. A garage is available within the shared outbuilding to the east of the cottage. There is a lawned garden to the front with mature hedge and plants. To the rear of the property is a lawned garden and a small garden store and a WC.

HOLDING DEPOSIT

Before your application can be fully considered, you will need to pay to us a holding deposit equivalent to one weeks' rent for the property you are interested in. Once we have your holding deposit, the necessary paperwork should be completed within 15 days or such longer period as might be agreed. If at any time during that period you decide not to proceed with the tenancy, then your holding deposit will be retained by our firm. By the same token, if during that period you unreasonably delay in responding to any reasonable request made by our firm, and if it turns out that you have provided us with false or misleading information as part of your tenancy application or if you fail any of the checks which the landlord is required to undertake under the Immigration Act 2014, then again your holding deposit will not be returned. It will be retained by this firm. However, if the landlord decides not to offer you a tenancy for reasons unconnected with the above then your deposit will be refunded within 7 days. Should you be offered, and you accept a tenancy with our landlord, then your holding deposit will be credited to the first months' rent due under that tenancy. Where, for whatever reason, your holding deposit is neither refunded nor credited against any rental liability, you will be provided with written reasons for your holding deposit not being repaid within 7 days.

TERMS AND CONDITIONS

The property is offered as a periodic tenancy only, at a rental figure of £1,100 per calendar month, payable in advance by standing order. In addition, a deposit of £1,269 shall also be payable prior to occupation.

REFERENCES

The landlords agent will take up references through a referencing agency. The obtaining of such references is not a guarantee of acceptance.

INSURANCE

Tenants are responsible for the insuring of their own contents.

SERVICES AND OTHER INFORMATION

Central heating is provided via an oil boiler in addition to an open fire and log burner.

Water is provided via a private water supply and drainage is to a shared septic tank

SMOKING AND PETS

Smoking is prohibited inside the property.

Requests for pets will be reasonably considered.

LOCAL AUTHORITY AND COUNCIL TAX

The Local Authority is Ryedale District Council tel: 01653 600666.

For council tax purposes the property is banded D.

VIEWINGS

Viewings are strictly through the Agent GSC Grays and via appointment only.

PARTICULARS AND PHOTOGRAPHS

Particulars were updated June 2026

Photographs taken June 20206

Floor plans are provided for identification only and are not to scale, all measurements are approximate.

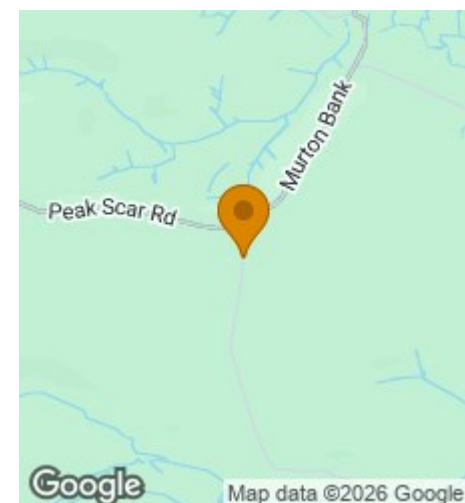




Approx. Gross Internal Floor Area 2070 sq. ft / 192.29 sq. m (Excluding Eaves Store)

Illustration for identification purposes only, measurements are approximate, not to scale.
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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		90
(81-91) B		
(69-80) C		
(55-68) D	62	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC 



Disclaimer Notice

GSC Grays gives notice that:

1. These particulars 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 no warranty is provided. Statements made should not be relied upon as facts and anyone interested must satisfy themselves as to their accuracy by inspection or otherwise.
3. Neither GSC Grays nor the lessors accept responsibility for any error that these particulars may contain however caused.
4. Any plan is for guidance only and is not drawn to scale. All dimensions, shapes, and compass bearings are approximate and should not be relied upon 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.