

Offered with no onward chain, this magnificent property occupies an impressive, highly private plot extending to approximately 2.2 acres with a breath-taking outlook over open countryside and within the sought after village of Marton Cum Grafton.

Accessed via a shared gravelled driveway the property is entered through electric wrought iron gates. The block set forecourt in front of the house provides an extensive parking area along with the detached double garage and adjoining garden store. The accommodation opens via an entrance lobby to the reception hall which immediately leads through double doors into the sociable dining kitchen that presents a heated stone flagged floor and bespoke, hand built, solid wooden units including central island and space for a family breakfast table. Arched double doors extend through to the open plan living area that is flooded with natural light having full height windows and French doors that provide access to the fully enclosed, South facing, private courtyard garden which is ideal for outdoor entertaining. The open plan living area with integrated Sonos Sound System including ceiling speakers (which are installed through most of the ground floor) is divided into space for formal dining and lounging area within the vaulted garden room which is arranged around a contemporary wood burning stove and with bi-folding doors that open to the stone flagged sun terrace and fabulous gardens. To the opposite side of the reception

hall is a formal sitting room with feature fireplace which could alternatively be utilised as a ground floor bedroom, a home office, practical utility room and guest w/c. To the first floor the landing branches to a house bathroom and three bedrooms, all with exposed beams and two having separate dressing areas and stylish en-suite facilities.

The impressive gardens are meticulously well tended presenting extensive shaped lawns with beautiful established borders and specifically designed planted beds. The overall plot is approximately 2.2 acres which is partly divided with a fenced boundary and accessed via a post and rail timber gate. This part of the garden could provide a paddock for those with equestrian interests if required. Flanked by mature trees and with a timber built gazebo that provides a shaded seating area, it is a magnificent place from which to enjoy the uninterrupted views across the adjoining open countryside.

The property is situated in the heart of this idyllic and sought after village which has a range of facilities including a general store/post office, a popular public house, church, village hall, tennis courts and a highly-regarded primary school. Transport links by road and rail are very accessible with local train stations at Cattal or Knaresborough being less than 7 miles away. The A1M which links into the national motorway network is only 4.3 miles, and Leeds Bradford International Airport is just a thirty minute drive.



Bus
2 minutes walk



Main Roads
A1M 4.3 miles



Train
Cattal 6.9 miles
Knaresborough 6.5 miles



Airport
Leeds Bradford 22.1 miles

Fixtures & fittings

Furnishings are not part of the sale and must be considered and negotiated separately.

Services

Mains electric, water and drainage are connected to the property. Heating is oil fired.

Rating Authority

Harrogate Borough Council Tax Band G

Tenure

Freehold