



SWALLOW RISE

• Marton Court, Marton cum Grafton



SWALLOW RISE

MARTON COURT, MARTON CUM GRAFTON, YO51 9PY

Ripon - 11 miles • Harrogate - 10.2 miles • York - 15.4 miles
(distances approximate)

A STUNNING CONVERSION AND ADAPTATION OF A DWELLING POSITIONED IN A PRIVATE CUL-DE-SAC WITH AMAZING VIEWS OVER OPEN COUNTRYSIDE, SWALLOW RISE OFFERS THE PURCHASER A FABULOUS OPPORTUNITY TO OWN A HOME OFFERING OVER 3,000 SQ.FT OF PRISTINE ACCOMMODATION, CONSTRUCTED TO EXEMPLARY ECO CREDENTIALS, PERFECT FOR A VAST RANGE OF PURCHASERS, FROM FAMILIES TO DOWNSIZERS AND COUPLES ALIKE.

Accommodation

Reception Hall • Sitting Room • Family Room/Dining Room
Kitchen • Pantry • Bootility

Inner Hall • Study/Bedroom 5 • Master suite with dressing room and ensuite bathroom • Guest bedroom with dressing area and ensuite bathroom with Juliet balcony and far-reaching views • Two further double bedrooms and house bathroom

Outside

Private gravelled driveway offers parking for several vehicles and there is a further parking area • Integral double garage with electric sectional roller door, gated paths to side and rear • To the side is an enclosed storage area, perfect for bins or shed, garden to rear with far reaching views and water feature, patio area and further garden to rear



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Swallow Rise

The owners of this property have skilfully reconfigured and extended this property to create an amazing home. On approach, it is evident that no stone has been left unturned in creating this bespoke home. The moment you enter the reception hall, you can see that the attention to detail is superb, and this continues through the entire property. With fantastic kitchen and additional Bootility and pantry, the reception space is flexible in design leaving prospective purchasers to adapt to their own needs. The bathrooms are simply stunning and would not look out of place in a five-star resort.

With fantastic Eco credentials which include Solar with battery storage, an Air-Source heat pump for the underfloor heating, the property briefly comprises:

Reception Hall, sitting room with feature polished plaster fireplace with inset stunning gas fire, through to living – dining area with full width sliding doors leading to the fantastic, raised patio enabling prospective purchasers to dine al-fresco and enjoy the views. Fabulous kitchen with beautiful marble worktops over, integrated oven combi microwave oven, induction hob, fridge-freezer and dishwasher. Bespoke pantry off with superb storage units and marble worktops over, Bootility room with stone flooring, range of storage, plumbing for automatic washing machine and dryer, marble worktops over and inset Belfast sink. Rear stable-style entrance door.

Inner Hall accessed off the Reception Hall which has extensive understairs storage. Bedroom 5/Study, Principal bedroom suite with French doors leading out to the rear patio and lawn area, dressing room and space for wardrobes, amazing en-suite bathroom with slipper bath, beautiful tiling to floors and walls and feature wall, large shower cubicle, double sink unit and bespoke vanity unit.

Separate cloakroom/wc with beautiful tiling to wall.



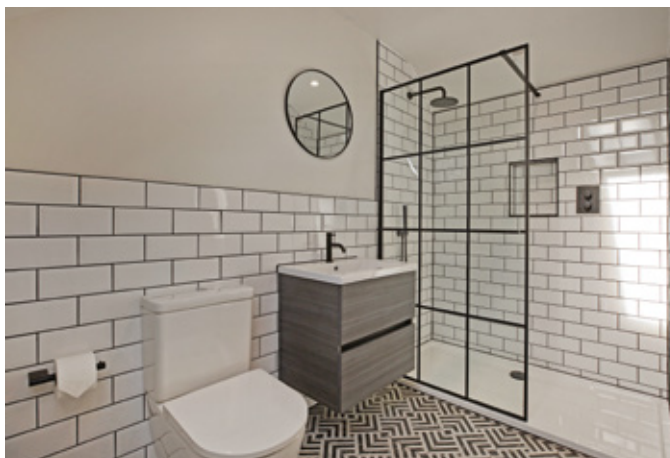
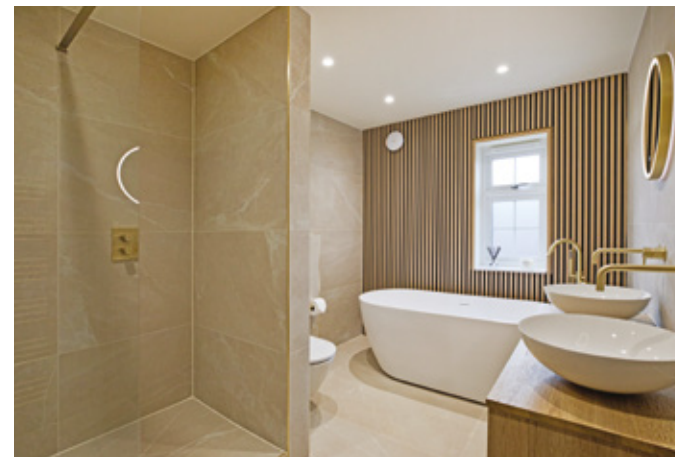
First floor – spacious landing with large Velux roof lights and understairs storage, guest bedroom with dressing area, French doors with Juliet balcony, Velux roof lights and extensive storage to under eaves on both sides. The views from the guest bedroom are stunning and over open fields and the countryside beyond. There is a beautiful ensuite shower room with shower unit, double sink unit and bespoke vanity unit, tiling to walls and floors.

Further double bedroom to the rear and further delightful split-level bedroom with folding doors and Juliet balcony, Velux roof lights and large storage cupboard. House bathroom with free standing slipper bath, shower cubicle with Crittall style shower screen, wash hand basin with set in vanity unit, Velux roof light to rear elevation.

External

The property is approached via a private driveway leading to 3 houses. Swallow Rise is located at the bottom right and there is guest parking to the left of the driveway. There is off-street parking for numerous vehicles on the gravel driveway and pretty, raised beds to either side. The garage is approached through electric sectional roller-door and the garage, offers parking for two vehicles. The flooring in the garage is a high-quality resin and to the rear of the garage are the manifolds and pump for the underfloor heating, To the side is the battery storage for the Solar and the left and rear is the pump for the water.

To the left of the property through a timber pedestrian five-bar gate, the path leads to the main lawn, which has been landscaped with raised beds constructed out of sleepers. There is a pretty, raised patio as mentioned before with electric power points to each side, the paving leads round to the rear where there is an ornamental pond and onto a further lawned area. To the side is an enclosed area, perfect for bin storage or shed and also houses the Air-source Heat Pump.





Situation and 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.

Services and other Information

The property has central heating via an Air source Heat Pump. This provides central heating via underfloor to the whole of the ground floor and radiators to the first floor. There are solar panels and battery storage. The property is connected to mains drainage and sewerage. There is a security system, electric car charger & CAT 5 data cabling leading to a data cabinet in the garage.

Local Authority and Council Tax Band

North Yorkshire County Council

Council Tax

Band E

EPC

Rate A

Fixtures and 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.

Rights of Way, Wayleaves and Easements

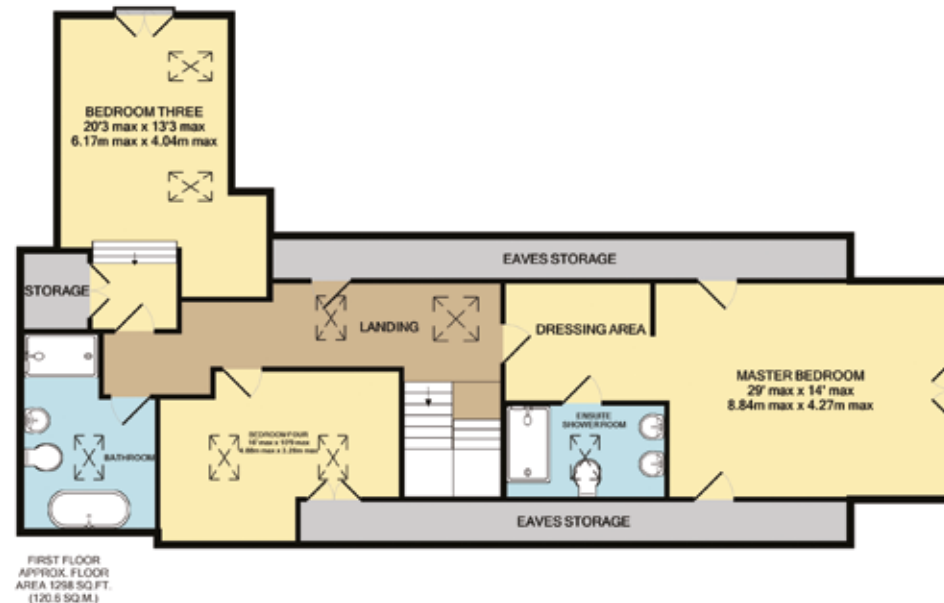
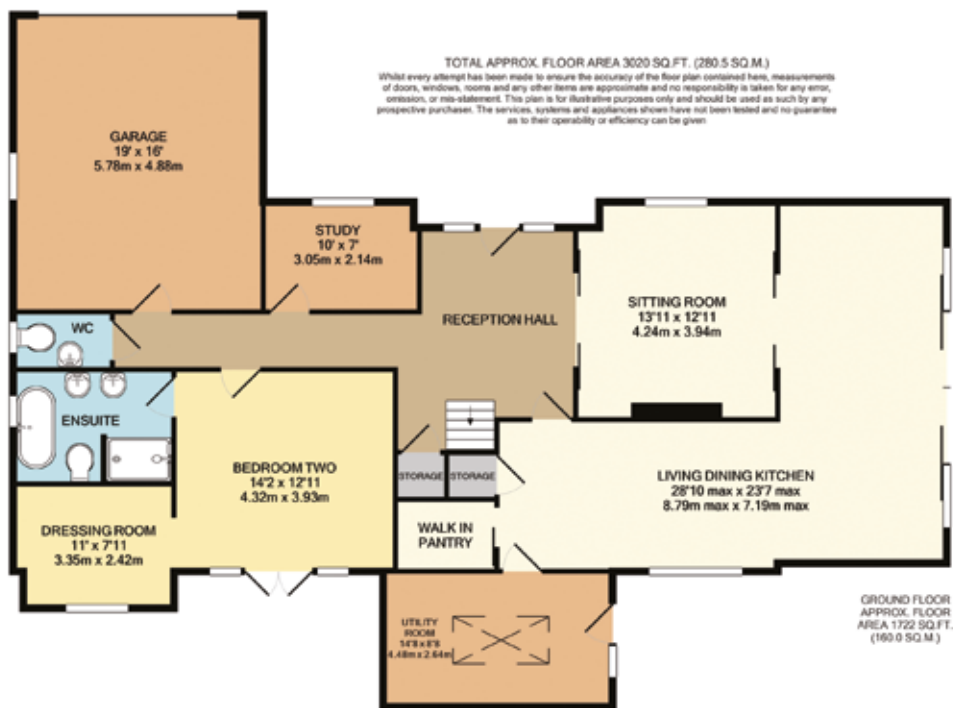
The property is sold subject to and with the benefit of all existing wayleaves, easements and rights of way, public and private whether specifically mentioned or not.

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Viewings

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



Energy Efficiency Rating

Very energy efficient - lower running costs	Current	Potential
(92-plus) A	100	100
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
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: November 2025

Photographs taken: October 2025