

## RISEHOLME MARTON



**A compact equestrian and smallholding property set in almost 3 acres, situated in an elevated position with superb 360-degree views over the neighbouring countryside.**

Over 1,600 square feet of modern, well-presented accommodation  
Sunroom - Entrance Hall – Dining Room – Living Room – Kitchen - Utility Room – Rear Porch

Three double bedrooms over two floors – Ground Floor Shower Room

Easy to care for gardens - Double garage and Car Port – Ample private parking.

Grazing land of 2.7 acres – Range of buildings with potential.

**NO ONWARD CHAIN**

**GUIDE PRICE £595,000**

Privately situated in an elevated position overlooking Marton village, Riseholme has never been on the open market, having been built by the current owner's family some sixty years ago. The property comprises a detached, modern dormer bungalow with a versatile range of well-presented accommodation amounting to approximately 1,600 square feet. Adjacent to the property is a former annexe which could offer potential to incorporate into the main accommodation if needed or reinstated as an annexe, subject to any necessary consents.

In brief the accommodation amounts to square feet and comprises, front facing sunroom which benefits from a 180-degree view over the surrounding countryside, large entrance hallway, front facing dining room. Large living room, with multi-fuel stove and doors out to the garden at the front, breakfast kitchen, adjoining utility and a rear porch/boot room. There are three bedrooms over the two floors and a smart, re-fitted shower room to the ground floor. The property is fully double glazed and has both alarm and cctv systems in place.

The property is set within land and grounds of almost 3 acres, with a grass paddock of 2.7 acres surrounding the property to two sides. There is a range of outbuildings which once served as stables, hay barn, tack and feed store. The buildings now require rebuilding, but offer scope for redevelopment if needed. Adjoining the property is a large double garage and further carport along with a good size concrete parking area.



## LOCATION

Marton is a pretty and sought-after village located roughly halfway between the market towns of Pickering and Kirkbymoorside and within close reach of the North York Moors National Park. There is local primary and secondary education close by with local transport. The market towns of Kirkbymoorside, Helmsley and Malton are also close at hand, the latter having a railway station with regular services to York, from where London can be reached in less than 2 hours.

## ACCOMMODATION COMPRISSES

### SUNROOM

3.40 m (11'1") x 1.71 m (5'6")

French doors to the front. Windows to all sides.



### ENTRANCE HALLWAY

Door to the front with windows to both sides. Coving. Stairs to the first floor with a generous understairs fitted storage cupboard. Coving. Radiator. Engineered oak floor.



### LIVING ROOM

8.50 m (27'11") x 4.00 m (13'1")

Multi fuel stove with polished oak mantel. Recessed lights. Radiator. Engineered oak floor. Windows to the front and side. Door to the front garden. Television point.



### DINING ROOM

4.50 m (14'9") x 3.45 m (11'4")

Open fire with stone surround and polished oak mantel. Coving. Radiator. Wall light points. Bay window to the front elevation. Engineered oak floor.



### BREAKFAST KITCHEN

4.00 m (13'1") x 3.00 m (9'8")

A modern fitted kitchen with solid oak Butcher Block worktops incorporating a single bowl sink unit with mixer tap. Range of high-quality NEFF appliances including hide & slide double oven. Four ring induction hob with extractor overhead Dishwasher. Automatic washing machine point. Casement window to the rear. Radiator.



#### UTILITY ROOM/PANTRY

1.75 m (5'9") x 1.45 m (4'9")

Electric light and power points.

#### REAR PORCH

2.40 m (7'8") x 1.70 m (5'5")

Upvc construction set upon a stone plinth. Door out.

Underfloor heating

#### BEDROOM ONE

4.30 m (14'1") max x 3.48 m (11'5") max

Bay window to the front elevation. Laminate floor. Coving. Radiator.



#### SHOWER ROOM

2.60 m (8'6") max x 1.37 m (4'6") max

Double width shower with double rain head shower over.

Wash hand basin with fitted storage. Low flush WC. Window to the side. Chrome heated towel rail. Panelled ceiling.

Extractor fan. Bathroom mirror.



#### FIRST FLOOR

##### LANDING

Eaves storage to both sides.

##### BEDROOM TWO

4.82 m (15'10") x 3.65 m (12'0")

Casement window to the side. Radiator. Laminate floor.

Fitted storage. Television point. Fitted sink with vanity unit.



##### BEDROOM THREE

3.60 m (11'10") MAX x 3.13 m (10'3") MAX

Casement window to the side. Radiator. Fitted storage cupboard and fitted drawers.



#### OUTSIDE

##### DOUBLE GARAGE

6.20 m (20'4") x 6.00 m (19'8")

Pair of metal up and over doors to the front. Door out to the rear. Floor standing Oil Fired central heating boiler. Electric light and power.

##### CAR PORT

4.60 m (15'1") x 3.31 m (10'10")

Riseholme sits in a private position towards the northern edge of the village. The property is positioned up a short driveway and sits within land and grounds of just under 3 acres in total. An easy to care for lawned garden lies to the front of the house and to the side is a large ornamental fishpond and sitting out area, perfectly positioned to take in the views. To the immediate rear of the property is a generous area of hardstanding with access into the double garage and carport.



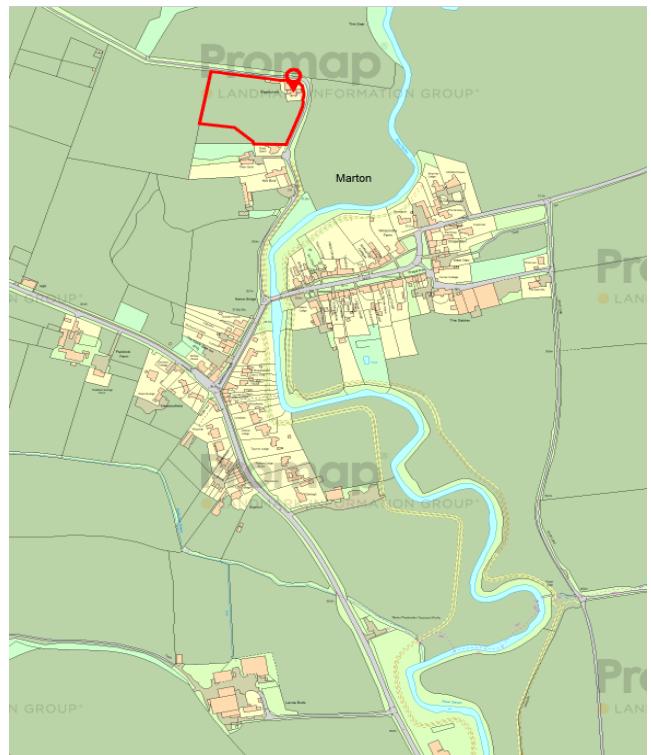
#### **FORMER ANNEXE & BUILDINGS**

Immediately behind the property stands a small range of buildings, including a former stable, tack room, feed store and barn along with more substantial series of room, which had previously been used as an annexe. Now in need of completely renovation and rebuilding the space could be utilised for any number of purposes subject to planning.



#### **LAND**

The land surrounds the property to three sides and comprises one grazing paddock which amounts to 2.7 acres in total. The land is stock fenced to all sides and gently slopes away to the front. There is an outside water supply and two separate access points, one to the top and another at the bottom of the drive.





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. The measurements should not be relied upon for valuation, transaction and/or funding purposes. This plan is for illustrative purposes only and should be used as such by any prospective purchaser or tenant.

The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

Copyright V360 Ltd 2026 | [www.houseviz.com](http://www.houseviz.com)

## GENERAL INFORMATION

Service: Mains water and electric. Oil fired central heating. Septic tank drainage.

Council Tax: Band D

Tenure: We understand that the property is freehold and that vacant possession will be granted upon completion.

Viewing: Strictly by appointment with the Agent's Pickering office.

Post Code: YO62 6RD

EPC: Current E/50 Potential D/68

Please Note: Riseholme is situated up a short driveway/track over which they have a full unrestricted access right.

## ADDITIONAL INFORMATION

*The services as described have not been tested and cannot be guaranteed. Charges may be payable for service re-connection. Measurements are approximate and are intended for guidance only. These particulars whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person within the firm's employment has the authority to make or give any representation or warranty in respect of the property*

C025 Printed by Ravensworth 01670 713330