

POND HOUSE

Marton cum Grafton, North Yorkshire



POND HOUSE

Raising the bar for country houses in one of North Yorkshire's most desirable villages – combining timeless design, cutting-edge efficiency and flawless execution

Boroughbridge 3 miles • Harrogate 10 miles • Ripon 10 miles
York 14 miles • Leeds 18 miles

Accommodation comprises: vestibule • staircase hall • cloakroom • open plan kitchen/breakfast/living room • handcrafted bar • dining room • sitting room • family room • laundry/boot room • plant room. Principal bedroom suite with his-and-her dressing rooms and en suite bathroom • 4 further double bedrooms (2 with dressing rooms) • 4 en suite bathrooms • store room

Outbuildings comprise: detached garden studio • double garage block with office over • detached stable block

Landscaped gardens • grounds • paddock

In all some 1.2 acres

For Sale Freehold

Blenkin
& Co

ESTABLISHED 1992

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Pond House, Limebar Lane, Marton cum Grafton, North Yorkshire YO51 9QH

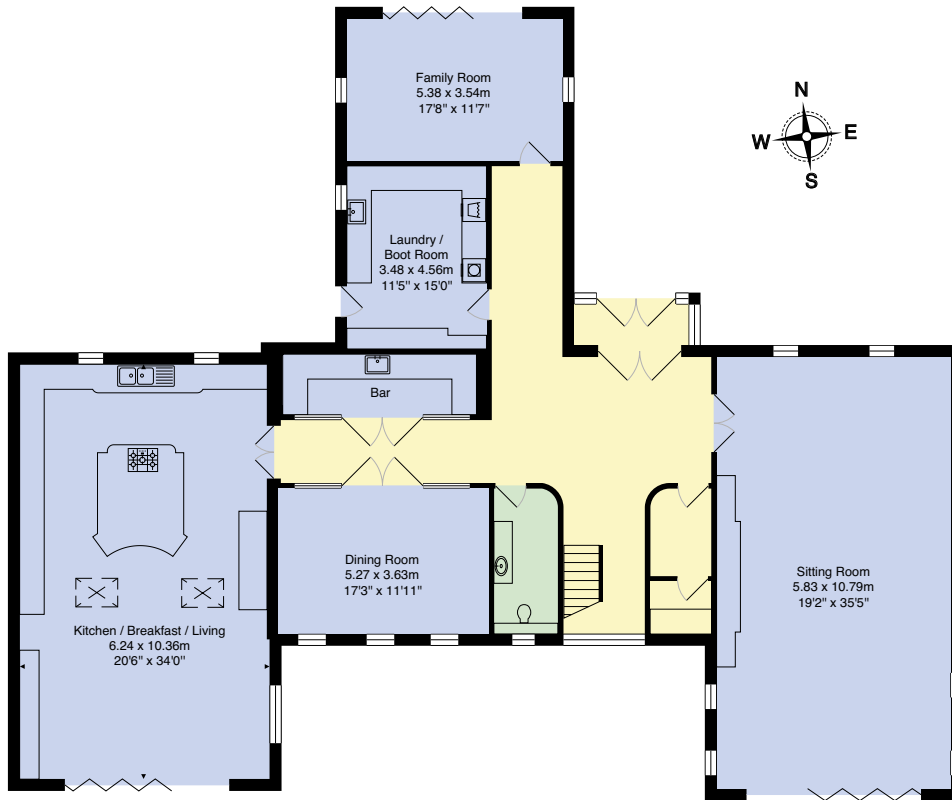
Approximate Gross Internal Floor Area

Main House - 552 SQ M / 5945 SQ FT (Includes Office & Studio)

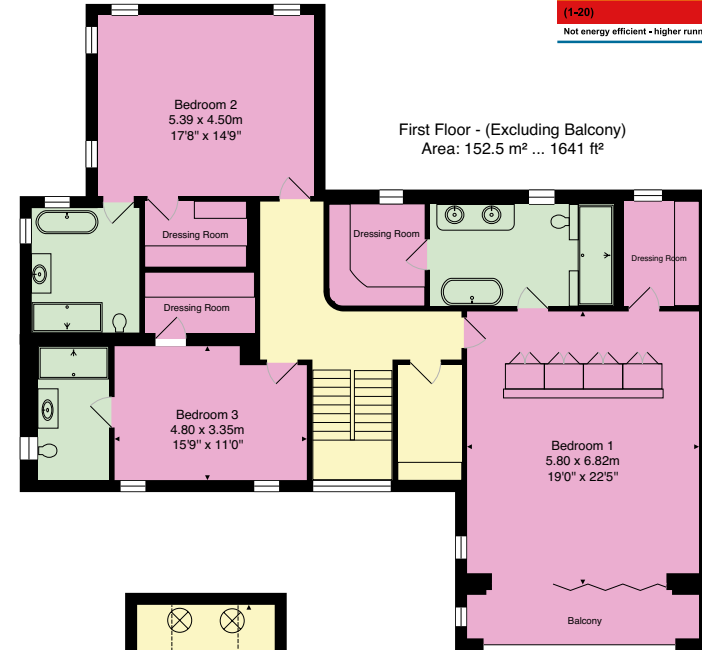
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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A	93	93
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			

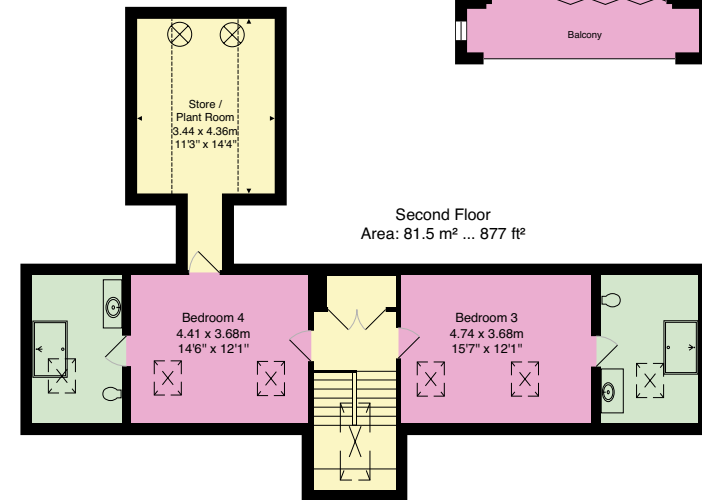
Ground Floor
Area: 254.5 m² ... 2740 ft²



First Floor - (Excluding Balcony)
Area: 152.5 m² ... 1641 ft²



Second Floor
Area: 81.5 m² ... 877 ft²



City

Country

Coast



Pond House is a substantial country house expertly conceived in a timeless modern-classic aesthetic and finished to an uncompromisingly high-end specification. Accompanied by a collection of outbuildings that complement the principal residence, it offers both versatility and lifestyle opportunities.

This property delivers superlative luxury while remaining practical in its proportions, layout and flow. Designed for modern family life as much as for elegant entertaining, it is future-proofed and built to stand the test of time. With an A-rated EPC, Pond House combines exceptional performance with effortless day-to-day operation.

Set within approximately 1.2 acres on the edge of the village, the house occupies an outstanding south-facing position with far-reaching views

across Conservation-protected rolling countryside. The gardens and grounds surround the house and include a stable block and paddock.

- Exceptional new-build country house with generous gardens
- Over 6000 sq ft arranged over 3 floors
- 5 bedroom suites each with their own en suite bathroom
- Impressive eco credentials – rare A-rated EPC
- Landscaped gardens with garden studio
- Substantial garage block with room above
- Outstanding south-facing position with far-reaching country views
- Located in one of North Yorkshire's most sought-after villages
- Comfortable commute to Harrogate, York and Leeds



Tenure: Freehold

EPC Rating: A

Important Notes: Developed by Harmby Homes. Global Home Warranties.

Services & Systems: Mains electricity, water and drainage. Wet floor underfloor heating to the ground and first floors. 9.3kW solar power system and air source heat pumps. Leith Audio sound system. High speed Starlink satellite broadband.

Local Authority:

North Yorkshire Council
www.northyorks.gov.uk
Conservation Area.

Money Laundering

Regulations: Prior to a sale being agreed, prospective purchasers are required to produce identification documents in order to comply with Money Laundering regulations. Your co-operation with this is appreciated and will assist with the smooth progression of the sale.



Pond House is ideally sited to maximise privacy, light and expansive views, with all principal living rooms and bedrooms oriented in a southerly direction to capture a sun-filled aspect. Floor-to-ceiling windows on both levels frame vistas across curated gardens that extend from the house on all sides and border a paddock. The gardens themselves are landscaped to create a sheltered sun-trap, offering a sense of intimacy with the surrounding landscape. Full-width bifold doors from the principal living areas open onto a generous terrace, blending indoor and outdoor spaces and providing uninterrupted, picture-perfect views.

Generously proportioned living spaces are unified by a bespoke design language that flows throughout the property, with sweeping curved walls and exquisitely crafted cabinetry by master craftsman Ian Watkinson. Diffused

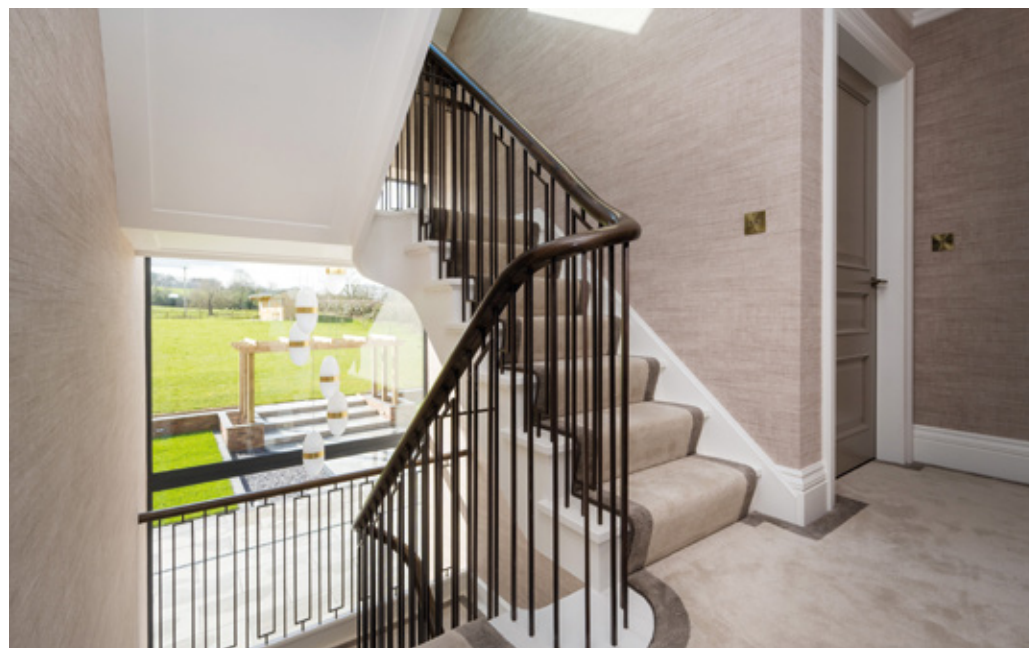
lighting subtly shifts the ambience, highlighting architectural features such as textured Arte wall coverings, elegant wall panelling and bespoke period cornice, skirting and architrave. Every detail has been designed with family life in mind: laundry chutes, extensive integrated storage, a spacious laundry/boot room and a dedicated plant room all combine to demonstrate intelligent, practical planning without compromising style.

The house is powered by solar panels and air source heat pumps, with underfloor heating running throughout the ground and first floors. Award-winning Illusions Porcelain tiled flooring with full-veined limestone effect, by Lapidica, extends across the hallway, kitchen and ancillary spaces, combining elegant aesthetics with a practical finish.



The magnificent south-facing vaulted kitchen/dining/living space is given striking architectural character through exposed roof timbers and is bathed in natural light throughout the day, with skylights and wide bifold doors that open onto the terrace, perfectly positioned to capture the sun.

The kitchen is handcrafted with equal regard for style and substance. It combines beautiful materials and intelligent design to create a space that is as suited to everyday family life as it is to entertaining on a grand scale. Alongside the bespoke upholstered booth, there are Luxor Calcatta Quartz worktops and an award-winning Wodar 4-in-1 tap complemented by bespoke cabinets with hide & slide doors and a breakfast pantry. Integrated Miele appliances include two ovens, a microwave, a coffee machine, full cover induction hob with integrated downdraft extractor, two dishwashers and a separate integrated full height fridge and freezer.

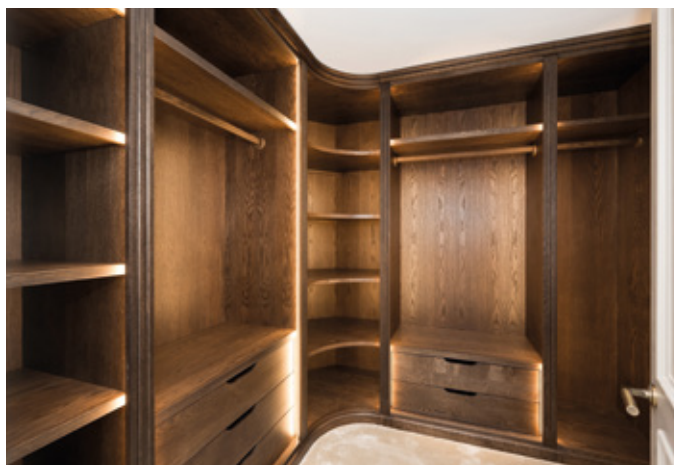


The handmade media wall exudes contemporary elegance, with bespoke shelving illuminated to highlight curated displays and frame the high-definition television. Below, a sleek log-and-flame effect electric fire mirrors the width of the screen.

Evoking the timeless elegance of a traditional English country house, the panelled dining room is given a sophisticated modern edge through glazed panels that connect it to the bar - a superb arrangement for entertaining. The bar is fitted with integrated appliances, backlit marble surfaces, sunken champagne troughs and a striking gold effect sink, combining practicality with refined style.

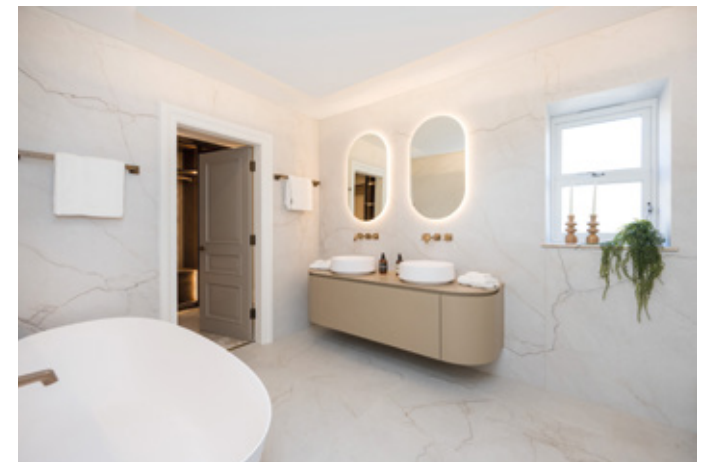
The staircase - a bespoke contemporary classic with bronze spindles and polished walnut handrail – passes a picture window and drop light on the half landing and continues to the second floor. Five luxurious bedroom suites are arranged over the upper floors, each with a bespoke en suite bathroom finished to exacting standards and three with dressing rooms. Bathrooms feature Lapidia floor and wall tiles with marble accents and premium fittings, including Italian furniture and Axor brassware.

Spanning the eastern wing of the house from front to rear, the principal bedroom suite exudes understated grandeur. Bifold doors open onto a covered, decked and clad balcony, framing uninterrupted views across the rolling countryside and filling the space with natural light.





Handcrafted cupboards and wardrobes form a striking feature headboard, while a discreet vacuum laundry chute connects directly to the utility room below. The en suite bathroom is a sanctuary of indulgence, featuring a freestanding bath, a spacious double walk-in shower with built-in seating, and twin basins. An invisible air-and-wall heating system ensures warmth while preserving the room's clean architectural lines. On either side, his-and-hers dressing rooms are appointed with bespoke storage, combining exceptional craftsmanship with thoughtful practicality to create an elegant private retreat.



Outside

The impressive entrance is marked by sliding cantilever gates on granite setts with stone pillars and heritage lanterns. A resin-bound driveway provides extensive parking and turning space, illuminated by motion-sensor lighting. CCTV, an alarm system, two EV chargers, external taps and a dedicated heated dog wash add further practicality.

The formal gardens flow seamlessly from the principal rooms, offering glorious southerly and westerly views that are both expansive and private. A terrace paved in elegant, non-slip porcelain tiles, complemented by a pergola and wall planters, embraces the symmetrical landscape, providing an ideal setting for entertaining while maintaining a sense of seclusion. As dusk falls, carefully positioned lighting accentuates the geometry

and drama of the gardens, creating an atmospheric backdrop for al fresco dining and evening gatherings.

Sweeping lawns extend toward the paddock, where post-and-rail fencing marks the southern boundary. Beyond lie protected green pastures and rolling hills within the Conservation Area, ensuring the exceptional outlook remains preserved.

An ambitious planting scheme introduces structure, maturity and seasonal interest. Field trees include oak, hornbeam and maple trees provide architectural form and are underplanted with bulbs giving colour from winter through to summer. Flowering cherry trees line the east and west boundaries, displaying alternate pink and white blossoms.



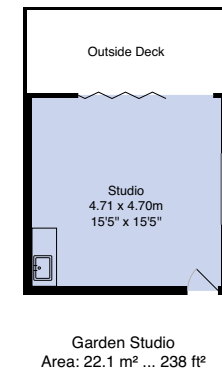
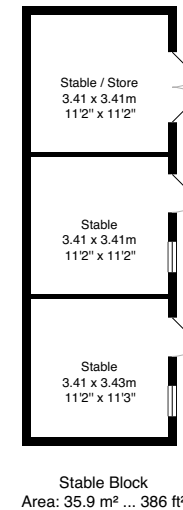
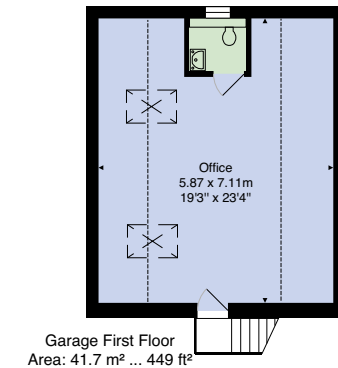
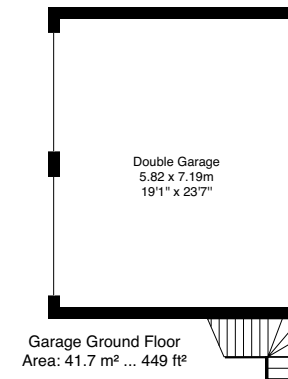
Pond House, Limebar Lane, Marton cum Grafton, North Yorkshire YO51 9QH

Approximate Gross Internal Floor Area

Double Garage - 41.7 SQ M / 449 SQ FT

Stable Block - 35.9 SQ M / 386 SQ FT

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A wildlife pond with a tumbling water feature is fed by a collected, surface rainwater system. Thoughtful planting encourages biodiversity and attracting wildlife, while also providing a tranquil focal point for the garden studio, which opens onto a decked terrace and functions as a versatile retreat, office, gym or yoga room. A mock well is positioned close to the pond as a bird feeder to support wildlife.

Outbuildings

- Detached double garage with electric up-and-over doors and versatile room above, fully fitted with power, light and skylights, and with a cloakroom
- Detached whisky larch-clad garden studio with external decking projecting over the pond.
- Detached stable block (373.8 sq ft) in the paddock, solid-built in masonry and timber, divided into three rooms, with light, power and cabled broadband.



Environs

It is rare to find a rural village in North Yorkshire offering such a rich array of amenities. The village is home to the Punch Bowl Inn, Spellows Village Shop, a primary school and an historic church. Long celebrated for its strong sense of community, the village hall hosts events and classes, while a sports pavilion, football pitch, tennis courts, boules pitch, cricket club and a children's play area provide excellent recreational facilities.

Close to Boroughbridge, the village lies conveniently between the historic city of York and the spa town of Harrogate and is highly accessible for renowned Ripon Grammar School and private education at Queen Ethelburga's, Cundall Manor and Queen Mary's. Road links via the A1(M) provide rapid access to Leeds and the national motorway network, while nearby railway stations at Hammerton and Cattal offer direct connections to York and Harrogate. Leeds Bradford International Airport is approximately 22 miles to the southwest.

Directions

Pond House lies in the northern/Grafton part of the village of Marton cum Grafton. Limebar Lane is at the western end of the village and Pond House is the second and final property bordering open countryside, on the left hand side.

What3words: ///press.crew.pleaser

Viewing

Strictly by appointment.



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ESTABLISHED 1992

