



GSC GRAYS

THORNER

Marton cum Grafton

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Marton cum Grafton, YO51 9QY

*Ripon 10.6 miles; Harrogate 13.3 miles; Thirsk 16.4 miles; York 15.8 miles
(Distances Approximate)*

AN IMMACULATE FIVE-BEDROOM DETACHED FAMILY HOME LOCATED IN THE HIGHLY SOUGHT-AFTER VILLAGE OF MARTON CUM GRAFTON OFFERING HIGH ENERGY-EFFICIENT LIVING WITH GARDENS AND GARAGE

- Five-bedroom detached village home
- Extended and immaculately presented
- Highly sought-after village of Marton cum Grafton
 - Perfect for families
- Fantastic energy efficiency with solar feed
 - Gardens to three sides
 - Driveway and double garage
 - Close to local amenities



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15-17 High Street, Boroughbridge,
North Yorkshire, YO51 9AW

01423 590 500

boroughbridge@gscgrays.co.uk

GSCGRAYS.CO.UK





THORNER

Thorner is a delightful village home constructed in the 1970s and extensively updated and modernised by the current owners. The property is immaculate throughout and is positioned on a fantastic plot with gardens to three sides, and benefits from a superb energy efficiency with solar panels and income feed from the grid. The home has been much loved by the current owners for over 35 years who have created a family home that is move-in ready and offers great potential for future owners. With minimal energy costs due to the solar and air-source heat pump, the five bedroom property briefly comprises:

To the ground floor:

Entrance hall, lounge, garden room, dining room, extended breakfast kitchen, store and workshop.

To the first floor: Study/landing, Four double bedrooms all with built-in wardrobes, further bedroom, bathroom, shower room, access to loft space. It must be noted that the loft is a superb space that could be converted to further residential use subject to building regulations.





OUTSIDE

The property is approached via block paved driveway offering parking for 4 vehicles. There is an attached double garage with electric roller door to the front and pedestrian access to the rear garden and patio. The front of the property has a historical cobble wall believed to date back to 1873. There is a lawned garden to the front, and the current owners have created a concealed driveway where a caravan can be parked without damaging the grass. To the rear are two attractive patio areas and a super south facing lawn garden.

SITUATION & AMENITIES

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, walking football 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.

THE APPEAL OF OUR HOME – THE OWNERS INSIGHT

We have had a great 35 years living in Thorner. It is an ideal family home, extremely useable and super efficient with high levels of insulation, air source heat pump and solar panels. It has an easily maintained very sunny garden with two patio areas, and greenhouse. Marton cum Grafton is a wonderful, friendly place to live with excellent school, pub, shop, church and village hall.

GENERAL INFORMATION

Services & Other Information

Mains electricity with solar feed from 16 solar panels. Air-source heat pump for central heating, Mains drainage and water. LPG for gas fire.

Agents Note

The property has previously received a sizeable income from the solar panels. From sept 25-Sept 26 this equated to over £2,900. This is in a transferable contract with EDF until sept 2036 rising each April with RPI.

Local Authority & Council Tax Band

North Yorkshire County Council – Band F

EPC

Rate C – to be confirmed

Fixtures & 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 & 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.

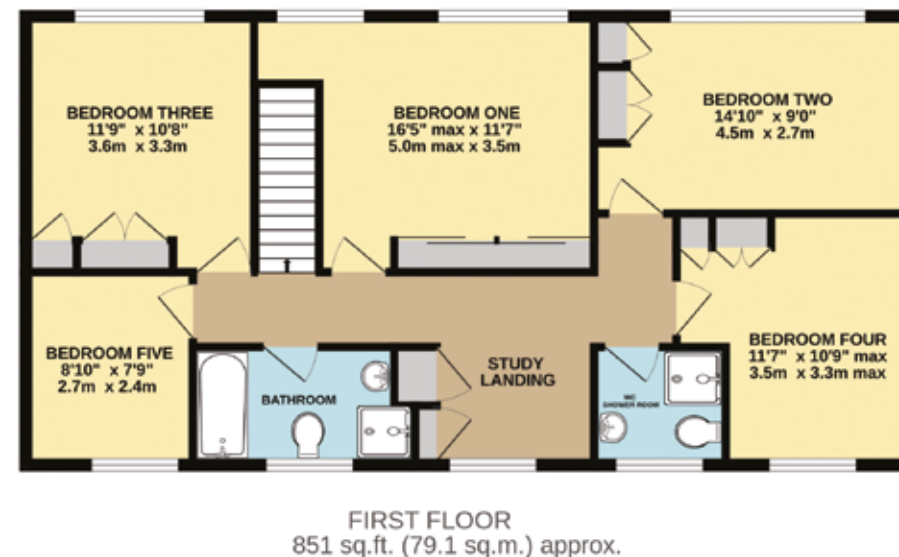
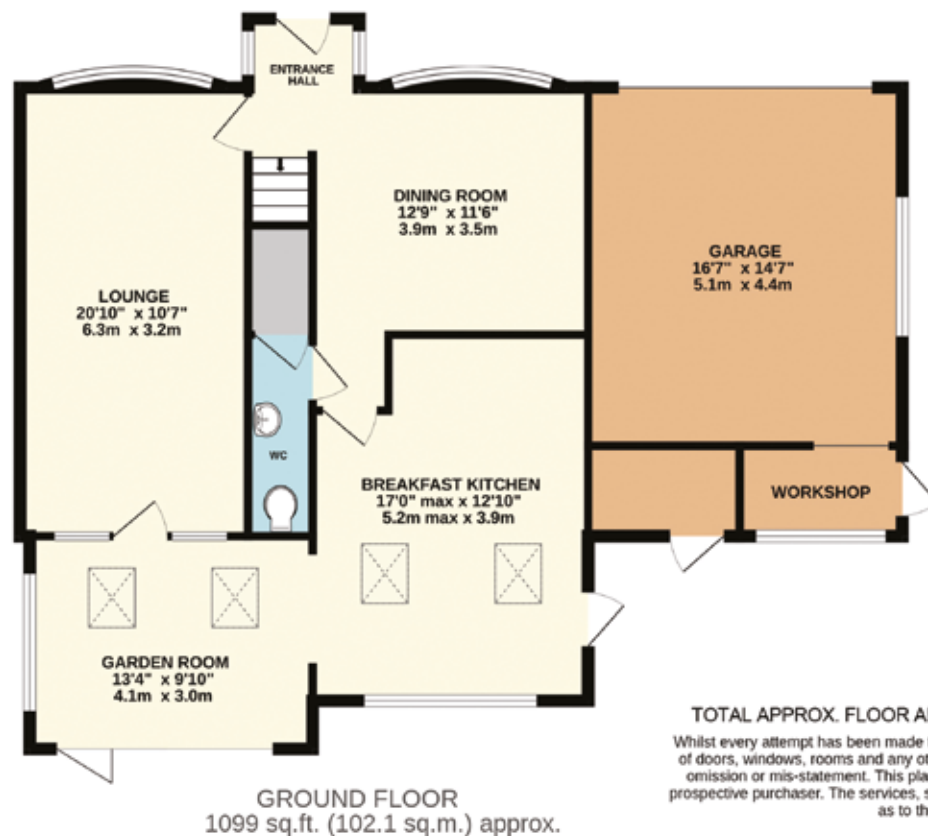
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Viewings

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





TOTAL APPROX. FLOOR AREA INCLUDING GARAGE 1950 SQ.FT. (181.2 SQ.M.)

Whilst every attempt has been made to ensure the accuracy of the floorplan 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. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

Disclaimer Notice - Please Read: GSC Grays gives notice to anyone who may read these particulars as follows: 1. These particulars, including any plan, 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 do not amount to our presentation or warranty. This should not be relied upon as statements of facts and anyone interested must satisfy themselves as to their corrections by inspection or otherwise. 3. Neither GSC Grays nor the vendors accept responsibility for any error that these particulars may contain however caused. 4. Any plan is for guidance once only and is not drawn to scale. All dimensions, shapes, and compass bearings are approximate and you should not rely on them 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. Particulars written: October 2026. Photographs taken: October 2026.