



HILLCREST THORNEY HILL LANE  
Marton cum Grafton



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# HILLCREST THORNEY HILL LANE

York, YO51 9QJ

An amazing property that has been totally redesigned from a original cottage to create a contemporary home, the likes of rarely seen. With accommodation that would not look out of place in an interiors magazine, the Tardis like property currently offers 3/4 bedroom accommodation with a further home office/bar in the garden.

## ACCOMMODATION

Renovated former cottage in a super village

Four bedrooms

Three exquisite bathrooms

Amazing open plan living space

Home office/hobby room in garden

Perfect for young professionals or as an investment purchase

Garden and patio

Garage/Store



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## Hillcrest

Hillcrest is a most impressive property situated in the heart of the highly sought after village of Marton Cum Grafton. Tardis-like in its proportions, this stunning home offers spacious and contemporary accommodation which would not look out of place in a high-end hotel. Originally constructed in 1890, the property is unrecognisable. No expense has been spared on the remodelling of the property with beautiful Lusso stone sanitary wear in the three bathrooms and an amazing gloss kitchen with enormous centre island.

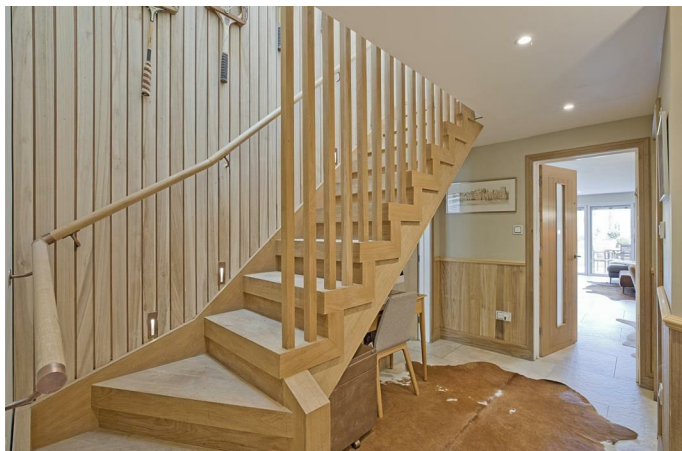
The accommodation briefly comprises:

Ground Floor

Reception hall with office area, beautiful shower room, Bedroom4/Cinema Room, stunning open plan kitchen/dining /living area with bifold doors to the garden. This room is the hub of the house and you cannot help but be wowed by what it has to offer. Off the kitchen is the utility room and cloakroom/wc. A door from the utility room leads to the garage with double doors opening to the front.

First Floor

An impressive oak staircase leads up to the first floor. To the right is the principal bedroom suite. With dual aspect, vaulted ceiling, large built-in wardrobes and beautiful bathroom. The stone bath is stunning and the tiling throughout the home is of a quality rarely seen in homes of this size. To the rear of the principal suite there is a Juliette balcony. There are two further bedrooms and a further, stunning shower room.





### The Appeal of Our Home - The Owners' Insight

From the outset we were charmed by Hillcrest and enjoyed combining the external charm of the 19th century cottage with the modern interiors which we have always loved. The open plan downstairs has worked so well for us and the large garden with garden pub and games room have made it a fantastic place for hosting friends and family. We will be leaving with so many happy memories. The village itself is beautiful and there is a warm community spirit. It has great amenities including an historic pub, which we can highly recommend, an excellent shop and a multitude of lovely dog walks on the doorstep.

### Outside

Externally there is a pretty front patio leading to the porch with double doors and recycling storage hidden away under a tiled roof. The garden to the rear is laid to lawn with a further seating area to the side of the garden office/bar. The garden is enhanced by fantastic floral borders and water features and is a super, sunny space. To the rear of the garden is the detached home office/entertaining space. Currently used as the vendors' personal pub this space would equally lend itself as a 'treatment room/office for those wishing to work from home.



## 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, and a short distance from Queen Ethelburga's, Cundall Manor, Queen Mary's, St Peter's, Bootham and The Mount School. Nearby Boroughbridge has a local state secondary school. There is a daily bus service to Ripon and York.

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 railway stations of Hammerton and Cattal are a short drive away and a variety of good local facilities, including a supermarket, can be found in the nearby market town of Boroughbridge.

## Local Authority and Council Tax Band

North Yorkshire Council. Council Tax Band E.

## Services and Other Information

Mains water, electricity and drainage. Oil-fired underfloor heating throughout.

## Particulars and Photographs

The photographs were taken and particulars prepared in April 2023.

## Viewings

By appointment only with GSC Grays. 01423 590500.

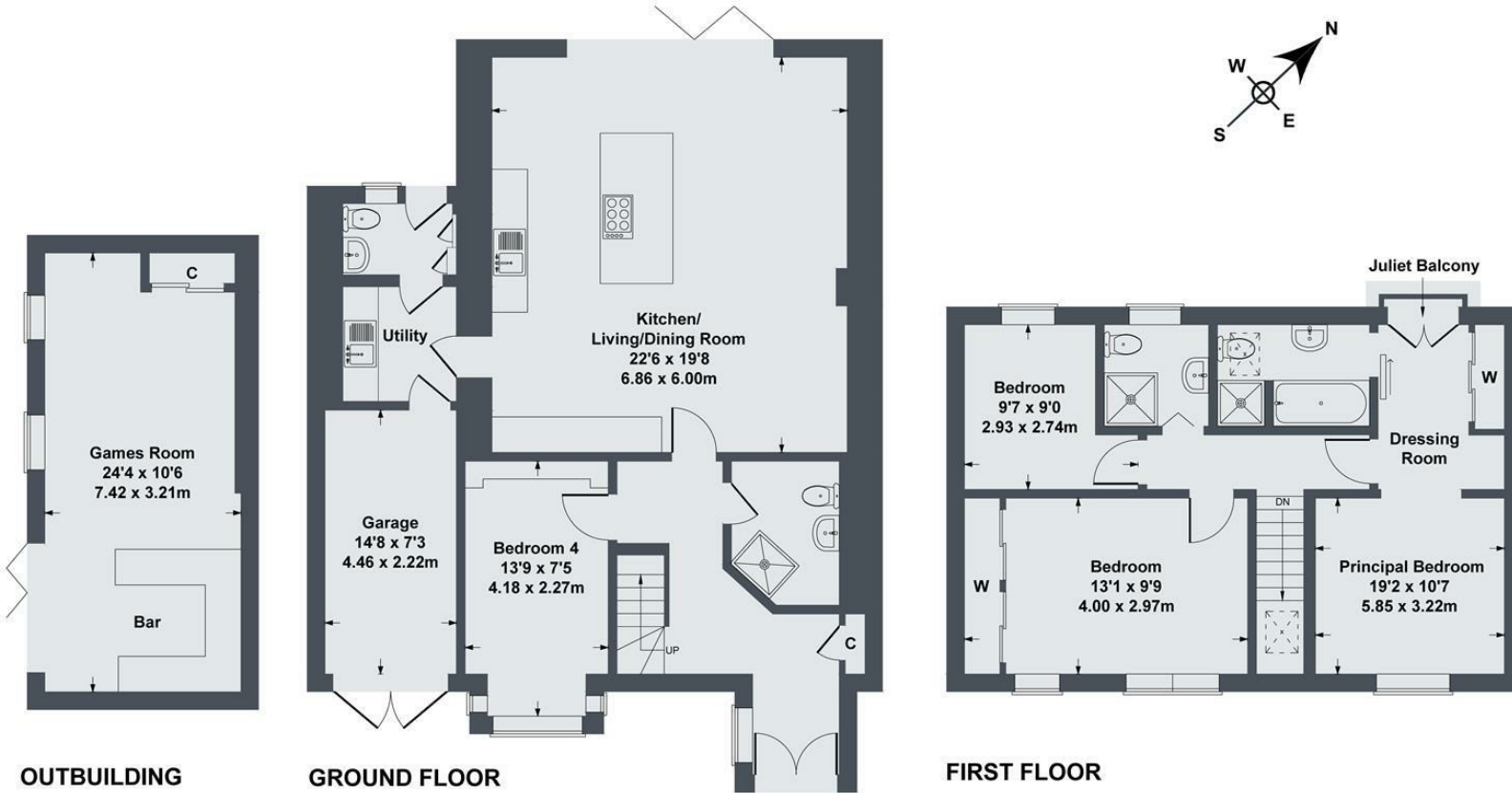
## Disclaimer Notice

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1. These particulars 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 no warranty is provided. Statements made should not be relied upon as facts and anyone interested must satisfy themselves as to their accuracy by inspection or otherwise.
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4. Any plan is for guidance only and is not drawn to scale. All dimensions, shapes, and compass bearings are approximate and should not be relied upon 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.

# Hillcrest, Thorney Hill Lane, Marton Cum Grafton

Approximate Gross Internal Area  
1798 sq ft -167 sq m



SKETCH PLAN FOR ILLUSTRATIVE PURPOSES ONLY

All measurements walls, doors, windows, fittings and appliances, their sizes and locations, are approximate only. They cannot be regarded as being a representation by the seller, nor their agent.

Produced by Potterplans Ltd. 2023

Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>	69	78
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
<i>Not energy efficient - higher running costs</i>		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

