

POND HOUSE

Marton cum Grafton, North Yorkshire



POND HOUSE

For sale and under construction, an outstanding country house in a large plot, situated at the edge of one of the region's finest villages

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

Accommodation will comprise: porch • staircase hall • cloakroom • open plan kitchen/breakfast/living room • butler's pantry • dining room • sitting room • snug/study • utility 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

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

Landscaped gardens • grounds • paddock

In all some 1.2 acres (more adjacent land potentially available by sep neg)

For Sale Freehold

Blenkin
& Co
ESTABLISHED 1992

Carter Jonas

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

Approximate Gross Internal Floor Area

6016 SQ FT / 558.9 SQ M

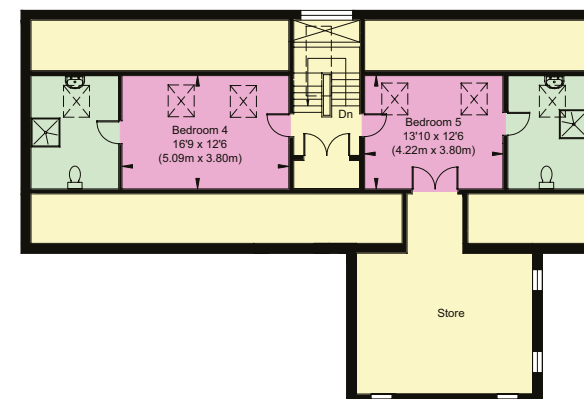
For identification only. Not to scale. All Measurements and fixtures including doors and windows are approximate and should be independently verified.



Ground Floor
GROSS INTERNAL FLOOR AREA
APPROX. 2729 SQ FT / 253.5 SQ M



First Floor
GROSS INTERNAL FLOOR AREA
APPROX. 1774 SQ FT / 164.8 SQ M



Second Floor
GROSS INTERNAL FLOOR AREA
APPROX. 1513 SQ FT / 140.6 SQ M

City

Country

Coast

Pond House will be a substantial country house constructed to a luxurious specification and accompanied by a number of outbuildings that both complement the house and offer a versatility of purpose. The location is outstanding, sitting on a generous plot of 1.2 acres at the edge of the village and facing south across protected rolling countryside. The gardens and grounds will surround the house and outbuildings, and include a stable block and paddock suitable for a pony. This new build property is scheduled to be completed in September 2025 and an off-plan purchase is offered in order for the purchaser to fine-tune layout and finish.

- Substantial country house set in 1.2 acres

- Accommodation will extend to more than 6000 sq ft over 3 floors
- 5 bedrooms and 5 en suite bathrooms
- Impressive eco credentials – anticipated EPC rating of A (to be confirmed)
- Timeless modern classic aesthetic with an emphasis on practical luxury
- Gardens, grounds, paddock, garage block and 2 further outbuildings
- Outstanding position with far-reaching country views
- One of the most attractive and sought after villages in North Yorkshire with superb public house, village store & post office and primary school
- Well connected village with comfortable commute to Harrogate, York and Leeds



Tenure: Freehold

EPC Rating: A (to be confirmed)

Important Notes: Developed by Harmby Homes. Global warranties.

Services & Systems: Mains electricity, water and drainage. Solar panels and air source heat pump. LPG gas can be made available by negotiation. Fibre optic 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 will be orientated to enjoy privacy, south facing light and an exceptional outlook. On the ground floor, the principal living areas will both have bifold doors that open full-width to an expansive paved terrace giving views across the garden to bordering pastures and woodland. The kitchen/dining/living room will be vaulted with exposed roof timbers adding character and bifold doors, French doors and sky lights maximising natural light.

The property will be highly energy efficient, powered by solar panels and an air source heat pumps. Underfloor heating will run throughout both floors with Coretech flooring in herringbone design fitted in the hallway and across the kitchen/dining area and butler's pantry. This eco friendly option offers a superb aesthetic whilst providing a practical waterproof core with cork underlay.

A laundry chute, multiple storage options, a large utility room and a plant room holding the manifold will demonstrate the practical layout of this country house.

Generous living space, ideal for family gatherings and entertaining, will feature faux fireplaces in a traditional style housing modern flame electric fires. Bespoke cabinetry by master craftsman, Ian Wilkinson, will range from hand painted kitchen units, two media units, a butler's pantry and fitted furniture in the bedrooms and dressing rooms. The modern Shaker style family kitchen will also include a larder/breakfast cupboard with bifold cupboard doors, quartz or granite worktops, a Belfast sink, Miele appliances and an island unit with a breakfast bar and booth featuring banquette seating.



A separate dining room will be panelled on three sides to create a traditional English country house feel, with contemporary glazed panels linking to the butler's pantry/ cocktail bar across the inner hall.

The staircase, a bespoke contemporary classic with wrought iron spindles and polished wooden handrail, rises to the first floor landing giving access to three bedroom suites with two more on the second floor. The five bathrooms will be fitted with Lapidia floor and wall tiles, Villeroy & Boch (or Duravit) and Han Grohe taps. On the first floor and facing due south, the magnificent principal bedroom suite will have bifold doors that open onto the covered balcony spanning the width of the room and giving far-reaching views across open countryside. His-and-hers dressing rooms will be fitted with contemporary, bespoke wardrobe/cupboard/shelving units.

Outside

From Limebar Lane, a secure electric gate will open to a resin bound driveway that will sweep in front of the garage block, providing ample space for parking and turning. There will be external motion sensor lighting, CCTV and alarm as well as external taps and a dogwash. The formal landscaped gardens will lie predominantly to the south and west of the house and enjoy great privacy and glorious country views with paved terraces ideally situated for entertaining. Sweeping lawns will be scattered with well established trees and include a wildlife pond fed by a natural spring. Flowering cherry trees have been planted, selected to display eye-catching alternate pink and white blossoms; they line the east and west boundaries of the plot along with a high hedge on the eastern perimeter that provides privacy and screening. At the far southern end of the paddock is a post and rail fence and beyond lie green pastures and rolling hills, protected in this Conservation area.





Outbuildings

The detached garage block (451.4 sq ft to each level) will have electric up-and-over doors and a room above with skylights, ideal as a home office.

The detached larch-clad garden room (242.9 sq ft) will have a decked area that projects over the wildlife pond providing a superb sitting out area.

The detached stable block (373.8 sq ft) is solid-built and constructed of masonry and timber. This versatile building will have light, power and cabled broadband and will be situated in the paddock.



Environs

It is rare to find a rural village in North Yorkshire that enjoys such a wide range of amenities. There is a highly regarded pub -The Punch Bowl Inn, a superb independently owned village store with post office - Spellows Village Shop, a high-achieving primary school and an historic church. Long known for its strong community, the village hall hosts events and classes, and there is a sports pavilion, football pitch, tennis courts, boules pitch, cricket club and children's play area. Bordering rolling hills and woodland, the village lies mid-way between York and Harrogate, convenient for the shops and schools in both major centres and a short distance from the private schooling options of Queen Ethelburga's, Cundall Manor, Queen Mary's and Ripon Grammar School. The railway stations of Hammerton and Cattal are a short drive away, providing a direct connection to York and Harrogate. Boroughbridge is the local market town with its cobbled square, canal and riverside walks on the Ure; it provides a range of services and amenities including a supermarket. The A1(M) lies just four miles from the village, offering rapid access to Leeds, the major commercial centres across Yorkshire and the national motorway network. Leeds Bradford International Airport lies 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



ESTABLISHED 1992

Priestley House, 36 Bootham
York, YO30 7BL
sales@blenkinandco.com
01904 671672

[blenkinandco.com](https://www.blenkinandco.com)



Carter Jonas

Regent House, 13-15 Albert Street,
Harrogate, HG1 1JX
tony.wright@carterjonas.co.uk
01423 523423

[carterjonas.co.uk](https://www.carterjonas.co.uk)



Important notice 1. No description or information given about the property or its value, whether written or verbal or whether or not in these Particulars ("Information") may be relied upon as a statement or representation of fact. Neither Blenkin & Co nor its Joint Agents have any authority to make any representation and accordingly any Information given is entirely without responsibility on the part of Blenkin & Co or the seller/lessor. 2. Any photographs (and artists' impressions) show only certain parts of the property at the time they were taken. Any areas, measurements or distances given are approximate only. 3. Any reference to alterations to, or use of any part of the property is not a statement that any necessary planning, building regulations or other consent has been obtained. These matters must be verified by any intending buyer/lessee. 4. Any buyer/lessee must satisfy himself by inspection or otherwise as to the correctness of any Information given. **NB:** Google map images may neither be current nor a true representation. **Photographs, particular and showreel:** January 2025. Brochure by wordperfectprint.com

