



SHIPPEN BOWER
Marton cum Grafton





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MARTON CUM GRAFTON, YO51 9QY

Ripon - 11.3 miles • Harrogate - 10 miles • Thirsk - 16.6 miles • York - 18.3 miles
(distances approximate)

AN EXTRAORDINARY BARN CONVERSION WITH UNIMAGINABLY BEAUTIFUL INTERIORS AND DESIGNED BY RENOWNED ARCHITECT 'WILDBLOOD MCDONALD'. THIS PROPERTY OFFERS AROUND 2,500 SQFT OF ACCOMMODATION IN THE CENTRE OF THE HIGHLY SOUGHT-AFTER VILLAGE OF MARTON CUM GRAFTON

Summary

- Spectacular Barn Conversion
- Stunning Contemporary Interiors
- Amazing principal bedroom suite
- Two further king-size bedrooms with ensuites and storage
- Fabulous loft style first floor opening to terrace with views
- Open plan living/dining/kitchen with exposed roof trusses
- Bespoke reception hall with limestone wall and wrought iron and stone staircase
 - Gardens and Double Garage



GSC GRAYS

PROPERTY • ESTATES • LAND

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The Appeal of our Home – The Owners Insight

A Unique Way of Living

Upstairs living is something we've truly fallen in love with. It offers a distinctive lifestyle—reminiscent of Manhattan loft living—yet set within a peaceful rural landscape, perfectly positioned to capture the far reaching views across open fields.

The vaulted ceilings create an incredible sense of space, while the expansive glazing floods the interior with natural light and helps maintain warmth throughout the day.

The outdoor terrace acts as a natural extension of the living area, ideal for entertaining or simply unwinding while taking in the surrounding countryside.

Shippen Bower embodies a feeling of pure luxury, nestled within a charming and highly sought after village setting.

An immense amount of care, passion, and craftsmanship has gone into transforming this former barn into a home of exceptional quality—one that will always hold a very special place in our hearts.





Shippen Bower – Specifications

Entrance Hall - The welcoming entrance hall features zoned underfloor heating beneath elegant Lapidica floor tiles, complemented by matching Lapidica stone wall finishes. A striking bespoke metal staircase by Kendrews of Harrogate forms a central feature, complete with limestone treads sourced from Lapidica. The space is framed by aluminium heritage-style entrance doors and screens, combining classic design with modern performance.

Main Bedroom Suite - The principal bedroom is finished with luxurious dark oak herringbone flooring from Havwoods and aluminium heritage-style windows. A unique feature wall behind the bed showcases an exclusive “Extinct Birds” design imported from the Netherlands, creating a distinctive focal point.

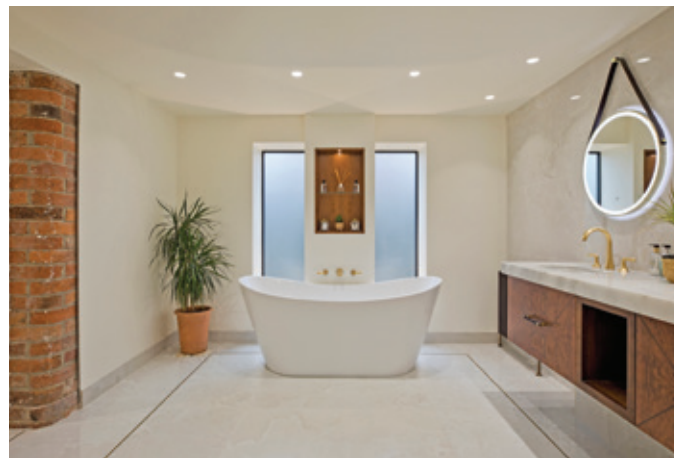
Heating is provided by modern cast-iron style radiators, blending traditional aesthetics with contemporary efficiency. Bespoke walnut wardrobes offer beautifully crafted storage, with illuminated interiors that activate upon opening.

En-Suite Bathroom - The en-suite benefits from underfloor heating and a beautifully tiled floor with solid brass inlay by Lapidica. A walk-in shower, fully tiled with Lapidica finishes, is complemented by premium gold fittings, delivering a luxurious spa-like experience.

Upper Floor Living Space - The upper floor is finished with blond oak chevron flooring from Havwoods, laid over zoned underfloor heating for consistent comfort.

At the heart of this level is a bespoke kitchen, designed and manufactured by Clarity Arts. It features Corian work surfaces with striking waterfall edges, alongside a concealed pantry unit hidden behind inward-folding doors.

Kitchen Appliances & Features - Bora induction hob with integrated extraction, Fully integrated Siemens appliances throughout, Warming drawer, Two ovens, including steam and microwave functions, Integrated dishwasher, Full-height fridge and separate full-height freezer, Dual-zone wine fridge for red and white wine. Quooker Cube tap providing boiling, chilled, and sparkling water.





Lighting & Electrical - A professional lighting consultant has designed the lighting scheme throughout. Statement bespoke fittings are positioned above the glass dining table and kitchen island, with feature pendants over the staircase by Buster & Punch.

The living room incorporates Buster & Punch wall lights, with matching designer switches throughout the property.

All rooms are hardwired for superior WiFi connectivity and include USB ports for smart TVs and home office use.

Doors & Glazing - Large aluminium-framed sliding glass doors, purpose-made and imported from Europe, create seamless indoor-outdoor living and flood the space with natural light.

Mechanical & Services - The property is served by a Grants boiler system with a water storage cylinder located in a dedicated external boiler room, ensuring efficient and reliable heating and hot water provision.

Outside

The exterior combines modern and natural materials with a mix of Rockclad rainscreen cladding and horizontal larch timber detailing.

Outdoor areas include a terrace finished with stone flooring set on pedestals for durability and drainage.

Electric metal entrance gates, complete with an intercom system controlled via mobile phone, ensure both convenience and security.

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, a short distance from a number of excellent state and public schools including Queen Ethelburga's, Cundall Manor, Queen Mary's. St Peter's, Bootham and The Mount in York, and in Harrogate, Ashville and Harrogate Ladies college.

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 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

Services and other Information

Mains electric, water and drainage and oil fired underfloor heating throughout with traditional radiators in bathrooms and ensuites.

Local Authority and Council Tax Band

North Yorkshire County Council – Band E

EPC

Rate C

Fixtures and 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.

what3words

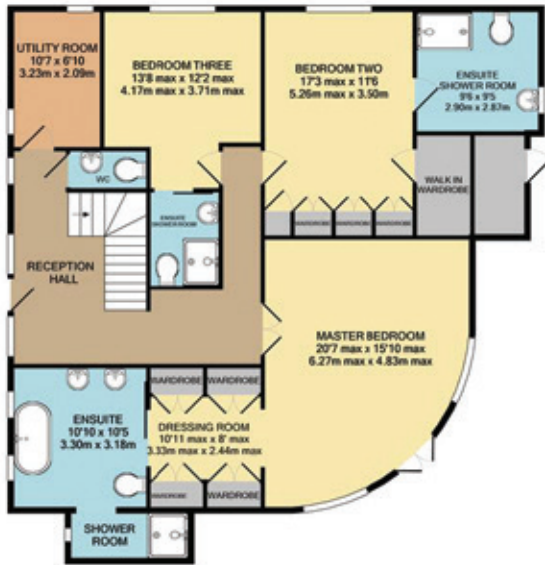
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Rights of Way, Wayleaves and Easements

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.

Viewings

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



GROUND FLOOR
APPROX. FLOOR
AREA 1385 SQ.FT.
(129.1 SQ.M.)



FIRST FLOOR
APPROX. FLOOR
AREA 1013 SQ.FT.
(93.7 SQ.M.)



TOTAL APPROX. FLOOR AREA EXCLUDING GARAGE 2462 SQ.FT. (228.7 SQ.M.)

Whilst every attempt has been made to ensure the accuracy of the floor plan contained herein, 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.



Energy Efficiency Rating	
Current	Potential
Very energy efficient - lower running costs	
(92 plus) A	
(81-91) B	
(69-80) C	
(55-68) D	
(39-54) E	73
(21-38) F	44
(1-20) G	
Not energy efficient - higher running costs	

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 correctness 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: May 2026
Photographs taken: May 2026