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ESTABLISHED 1992



SCUTTLEPOND HOUSE • MARTON CUM GRAFTON • NORTH YORKSHIRE









# SCUTTLEPOND HOUSE

Marton cum Grafton,  
North Yorkshire YO51 9QJ

Boroughbridge 4 miles • Harrogate 9 miles  
York 14 miles • Leeds 18 miles • A1(M) 3 miles

**Outstanding period house  
in one of the region's finest  
villages**

Entrance and reception hall • 3 reception  
rooms • study • kitchen/breakfast room  
• utility room with cloaks cupboard  
• cloakroom/wc • conservatory • cellar

Principal bedroom suite with 2 bathrooms  
and 2 dressing rooms • 2 further  
bedrooms • house bathroom

Double garage • potting shed • gardener's  
wc

Landscaped gardens and grounds

In all some 0.8 acres



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Scuttlepond House started life as a Georgian former farmhouse and was greatly extended during the Victorian era with magnificent wings added either side of the original double fronted building. It sits discreetly within this most sought after village amidst exceptional landscaped gardens and grounds. This is a money-no-object property with bespoke, light and bright interiors that display a high end finish. Its accommodation is both extensive and versatile, featuring a vaulted

first floor sitting room with far-reaching views over rolling countryside. Scuttlepond House is a property that delivers on every level.

- Detached period house, not listed
- Versatile living accommodation of more than 4100 sq ft
- 3 bedrooms, 3 bathrooms, 3 reception rooms
- Secure with high degree of privacy
- Outstanding landscaped gardens and grounds

- Short stroll to village store and public house
- One of the most attractive and well connected villages in North Yorkshire
- Commutable distance to Leeds, York and Harrogate

The principal rooms enjoy a north-south orientation and are illuminated through handmade timber sash windows and doors that open onto the lovely gardens. The drawing room is a

beautifully proportioned room with panelling, ornate cornicing and a magnificent marble fireplace as well as a series of elegant 16-pane sash windows with window seats and French doors opening onto the terrace. The dining room is a characterful room with a hand-painted ceiling, two fireplaces and a venerable, sturdy farmhouse door. Approached from the reception hall through glazed double doors is the study, an appealing room with bespoke cabinetry and French doors opening south onto the garden terrace. Also from the hall is a door concealed in panelling that gives access to the cellars, still with their meat hooks and offering useful space with a good head height. The glorious sitting room is accessed from a bespoke staircase that sweeps upwards from the kitchen/breakfast room. It has a mounted recessed fireplace in stone surround flanked by built-in cupboards and shelves, a high ceiling that rises into vaulted roof space, and full-height windows that extend from wall-to-wall. French doors open onto a flat roof terrace with glazed balustrade and nothing interrupts the remarkable view south across rolling open countryside. The kitchen/breakfast room is a large space extending to 26 ft with a dining area. There are the original, exposed ceiling beams and a series of tall arch windows and arch doors. The handmade kitchen includes a large island unit with breakfast bar, an oil-fired Aga, integrated Bosch appliances, Corian work surfaces and a double Butler sink. Alongside is a spacious utility/boot room, fully fitted and with a double size ceramic sink; here also is a walk-in cloaks cupboard, a separate wc and a boiler room. A conservatory with wall-to-wall bifold doors, constructed circa 2016, provides a superb and private place to enjoy the garden.

A handsome turning staircase with polished oak handrail passes a magnificent arched window on the half landing. The first floor is currently arranged with a self-contained bedroom suite on





the eastern wing of the house. This large suite of rooms comprises a triple aspect bedroom with a double height vaulted roof, a charming ornate fireplace and double doors opening onto a balcony facing the rose garden. Alongside are two bathrooms and two dressing rooms. One is a room with a superbly designed bathroom with contemporary fittings and a staircase rising to mezzanine level providing a light-filled dressing area fitted with bespoke furniture.

A further dressing room comes with bespoke wall-to-wall cabinetry including mirrored wardrobes.

The first floor houses two further double bedrooms, both with built-in mirrored wardrobes as well as a house bathroom fitted with marble and a four-piece suite featuring a bath placed to enjoy the view through the picture window.

## Outside

The house is set back and screened from the village road behind a low stone wall, well established shrubs and secure electric gates. A gravelled drive meets a turning circle in front of the house leading to the detached garage. At the far corner of the garden is an arched brick bridge that crosses a lily pond to meet a colonnade pergola. The double garage block has boarded storage space accessed via a retractable ladder, electric doors, power and light, a rear window and single door to the rear driveway. Scuttlepond House has a separate utility entrance/driveway, also gated, as well as a third gated entrance on the southern boundary.

At the rear and spanning the width of the house is a York stone terrace which extends to meet the rose garden, a stunning area walled on three sides. Beyond lie the expansive lawns. On the western side is a circular lawn encircled by deep herbaceous borders and topiarised shrubs with a pond and water feature taking centre stage.

A curved mellow wall follows its eastern arc punctured by a tall brick arch with crenallated top that provides a visual highlight and walkway to the eastern expanse of lawn. At the far end of the garden is a stand of silver birch trees along with a well established hedge and band of mature trees on the far southern boundary. The garden is secure, has outside taps, external and motion sensor lighting and a garden irrigation system.

## 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 shop and post office - Spellows Village Shop, a high-achieving primary school and an historic church. Long known for its strong community, the village hall at Marton cum Grafton hosts events and classes, and there is a cricket club, football pitch, sports pavilion, tennis courts, boule pitch and children's play area.

Marton cum Grafton lies west of York and mid-way between York and Harrogate, convenient for the shops and schools in both those major centres and a short distance from the private schooling options of Queen Ethelburga's, Cundall Manor, Queen Mary's and those in York. The railway stations of Hammerton and Cattal are a short drive away, providing a direct connection to York and Harrogate.

Boroughbridge, a market town with a cobbled town square, canal and riverside walks on the Ure provides a greater range of services and amenities, including a supermarket.

The A1(M) lies just three miles from the village, offering rapid access to the major commercial centres of Yorkshire and the national motorway network. Leeds Bradford International Airport lies 22 miles to the southwest.







**Tenure:** Freehold

**EPC Rating:** F

**Council Tax Band:** H

**Services & Systems:** Mains water, electricity and drainage. Oil-fired central heating. Alarm and CCTV. Superfast broadband.

**Fixtures & Fittings:** Only those mentioned in these sales particulars are included in the sale. All others, such as fitted carpets, curtains, light fittings, garden ornaments etc., are specifically excluded but may be made available by separate negotiation.

**Local Authority:** North Yorkshire Council [www.northyorks.gov.uk](http://www.northyorks.gov.uk)

**Directions:** Scuttlepond House lies at the western end of the village, some 200 metres down the hill from the village shop on the left hand side.

**What3words** ///hexes.treetop.ballroom

**Viewing:** Strictly by appointment

**Money Laundering Regulations:**

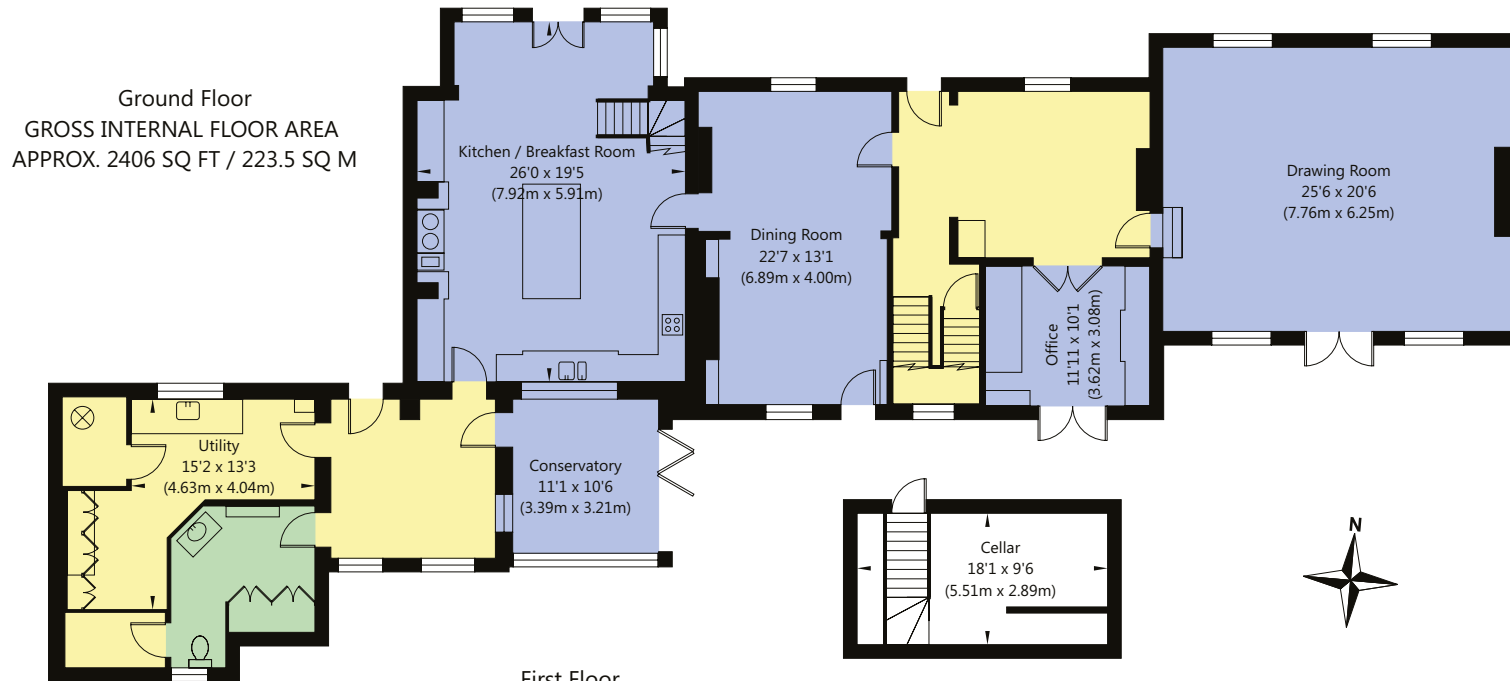
Prior to a sale being agreed, prospective purchasers are required to produce identification documents in order to comply with Money Laundering regulations. Your co-operation with this is appreciated and will assist with the smooth progression of the sale.

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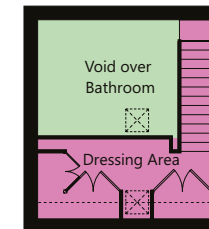
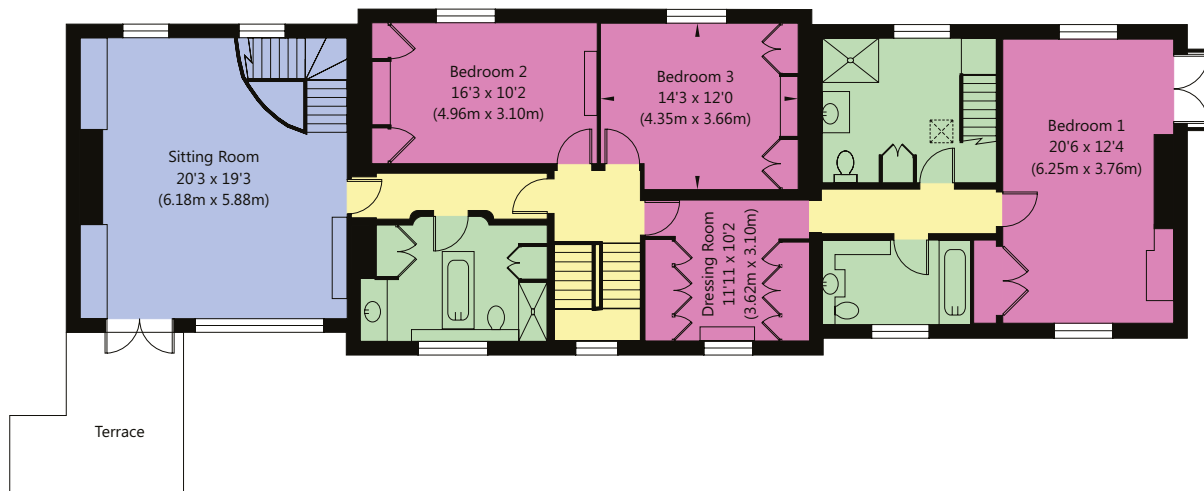
# Scuttlepond House, Marton cum Grafton, North Yorkshire YO51 9QJ

Approximate Gross Internal Floor Area 4194 SQ FT / 389.64 SQ M - (Excluding Garage, Potting Shed, Cellar & Void)

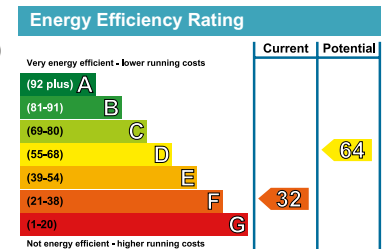
For identification only. Not to scale. All Measurements and fixtures including doors and windows are approximate and should be independently verified.



First Floor  
GROSS INTERNAL FLOOR AREA  
APPROX. 1694 SQ FT / 157.38 SQ M



Second Floor - (Excluding Void)  
GROSS INTERNAL FLOOR AREA  
94 SQ FT / 8.76 SQ M







City

Country

Coast