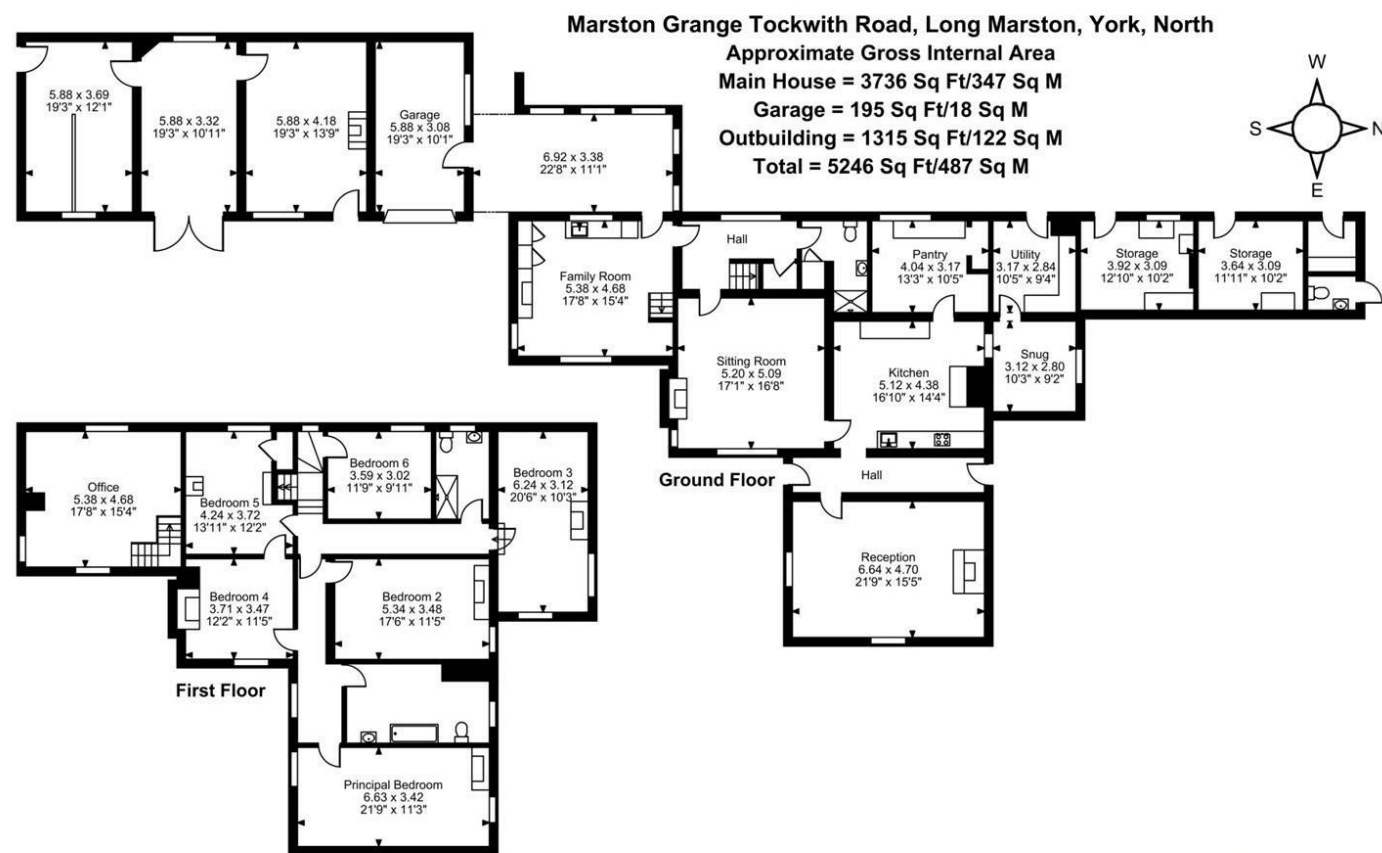




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 The position & size of doors, windows, appliances and other features are approximate only.
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FINE & COUNTRY



Directions

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FINE & COUNTRY

**6 Bed
 House
 located in Long Marston**

FINE & COUNTRY

Marston
Grange Tockwith
Road
Long Marston

Guide Price £1,250,000
Freehold



Guide Price: £1,250,000 - £1,300,000 | An exceptional 6-bedroom detached farmhouse with over 2 acres of grounds, flexible outbuildings, and character features dating back to 1778.

Guide Price £1,250,000 - £1,300,000

Welcome to this captivating 6-bedroom detached period farmhouse set in over 2 acres of land, nestled within the peaceful village of Long Marston—blending 18th-century heritage with countryside tranquillity and exceptional family living.

Built in 1778 and thoughtfully extended in 1860 and 1895, this handsome property offers over 5,200 sq ft of accommodation (including outbuildings), ideal for families, equestrian lovers, or those seeking a rural retreat with city access.

The main residence spans approx. 3,700 sq ft over two floors and features six spacious double bedrooms, three bathrooms, and four versatile reception rooms. Throughout, you'll find tall ceilings, period fireplaces, and sash windows offering delightful views across the grounds.

At the heart of the home is a warm, country kitchen with a traditional Rayburn, original timber flooring, and an adjoining walk-in pantry and utility area. Entertain in the elegant dining room, unwind in the snug or sitting room, or enjoy the billiard room—complete with a feature cast iron range fireplace and its own staircase adds a touch of grandeur. Upstairs, the generous principal suite offers peaceful garden views, while the beautifully appointed family bathroom features a freestanding roll-top bath and period-style fittings.

Grounds & Outbuildings

The property sits on just over 2 acres, including formal gardens

and a grass paddock. To the rear, over 1,300 sq ft of outbuildings offer exceptional potential and already benefit from planning permission to create a 2-bedroom annexe and extensions to the farmhouse. Secure off-street parking and a large garage complete the exterior.

Location

Set in the sought-after village of Long Marston, this home enjoys the best of rural Yorkshire living, surrounded by rolling countryside, yet just 20 minutes from York and within easy reach of Harrogate. The area is well-regarded for its excellent schools, charming pubs, and friendly community feel.

The nearby village of Tockwith offers additional amenities, including:

- A local convenience store
- Tockwith Church of England Primary Academy
- Two village pubs
- Sports and social clubs
- A regular bus service to York and Wetherby

Ideal for families, professionals, or buyers seeking a lifestyle property with connectivity, charm, and space to grow.

Part A

- Tenure: Freehold
- Council Tax Band: G
- EPC Rating: 41 (E)

Part B

- Bedrooms: 6

- Bathrooms: 3
 - Reception Rooms: 3
 - Parking: Secure off-street parking
- Part C
- Vendor Advised Information:
- Building Safety: No known concerns
 - Restrictions & Rights: None known
 - Flood & Erosion Risk: Not in a known flood risk or erosion area
 - Planning Permission: Granted for conversion of outbuildings to residential use
 - Accessibility: Standard access
 - Coal & Fuel Mining Risk: None known
 - Heating Type: Oil Central Heating
 - Electric: Mains connected
 - Drainage: Private drainage system
 - Broadband: Full Fibre available
- (Check coverage: Openreach Fibre Checker)

- Upon receipt of any offer these steps will follow.
1. Any offer put forward will be qualified by Anita, our independent financial advisor who will give you a call to discuss how you will be funding this purchase.
 2. We require proof of your finances for your purchase. This will be evidence of where your cash is held e.g. bank statement, proof of mortgage/mortgage in principal or if your finances are from a sale on a property, we will require details of your solicitor acting for you to confirm.

