



FINE & COUNTRY

Directions

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**6 Bed
 House
 located in Long Marston**



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Guide Price £1,250,000

Freehold



Guide Price: £1,250,000 - £1,300,000 | Marston?Grange is a six-bedroom period farmhouse on over two acres. With generous rooms, character features, and out buildings ripe for conversion, this home is a perfect canvas for your vision. Modernisation is required, but the scale, gardens, and countryside setting make it an exceptional opportunity.

Guide Price £1,250,000 - £1,300,000

Marston?Grange is a substantial six-bedroom period farmhouse set within just over two acres of private gardens and paddocks in the picturesque village of Long?Marston.

This home is ideal for buyers seeking a property with scope for modernisation and reconfiguration.

Approved planning consent exists for extensions and conversion of out buildings, presenting a rare opportunity to create a unique and personalised living space. The large footprint of the property, combined with its flexible layout, makes it perfectly suited for a growing family, multi-generational household, or someone looking to add value through sympathetic renovation.

Built in 1778 and thoughtfully extended in 1860 and 1895, the property provides over 5,200 sq ft of accommodation (including outbuildings), ideal for families, equestrian enthusiasts, or anyone seeking a rural retreat with easy city access. The main residence spans approximately 3,700 sq ft across two floors and features six spacious double bedrooms, three bathrooms, and four versatile reception rooms. Period features such as tall ceilings, fireplaces, and sash windows combine with elegant interiors to create a home full of character and charm.

At the heart of the house, the country kitchen features a traditional Rayburn, original timber flooring, and an adjoining walk-in pantry and utility area. Entertain in the elegant dining room, relax in the snug or sitting room, or enjoy the billiard room —complete with a feature cast iron range fireplace and its own

staircase, adding a touch of grandeur. Upstairs, the principal suite enjoys peaceful garden views, complemented by a beautifully appointed family bathroom with a freestanding roll-top bath and period-style fittings.

Set on just over 2 acres, the property comprises 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 this extraordinary home.

The surrounding grounds provide ample outdoor space, with paddocks suitable for small-scale equestrian use or garden projects, alongside private gardens offering both seclusion and a tranquil countryside outlook. The property is conveniently located for access to York, Harrogate, and surrounding villages, combining rural charm with practical connectivity.

Whilst some modernisation is required, the scale, character and potential of Marston?Grange make it a standout opportunity. A viewing is highly recommended to truly appreciate the possibilities and scope this distinctive home has to offer.

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.
3. Once a sale is agreed you will then be required to provide solicitor details. We can provide you with a competitive conveyancing quote.
4. Further documents required from you in person are: photo ID (passport/driving licence) and proof of current address dated within the last 3 months (utility bill, council tax or mortgage statement).

