

Blenkin

& Co

CHARTERED SURVEYORS



MANOR CHASE · LONG MARSTON





8 MANOR CHASE

Long Marston, York YO26 7RB

Wetherby 7 miles · York 8 miles · Harrogate 16 miles · Leeds 7 miles

Substantial family home and garden tucked away in a cul-de-sac within a popular village close to York

Entrance and staircase hall · 2 reception rooms · garden room · kitchen / breakfast / family room · utility room · cloakroom wc · gym · office

Principal bedroom suite · 4 further bedrooms · 4 bathrooms

Drive · garage · garden

In all one acre

For Sale Freehold

8 Manor Chase is a superb, attractive red brick house that sits within an acre of land and enjoys far reaching countryside views. It offers superb living accommodation plus the potential to create an annexe/apartment within this fine country home.

- Beautifully presented family house and garden
- Solid wood, double-glazed windows
- Versatile accommodation extending to 3639 sq ft
- Magnificent 'Chapel Kitchens' kitchen/breakfast/family room
- Five bedrooms, four bathrooms
- One acre plot largely laid to lawn
- South facing orientation and garden with countryside views
- Potential to create a useful granny/guest annexe
- Garage and parking for multiple vehicles
- Excellent geographical position within the 'golden triangle'

The front door opens to a large galleried hall with wooden floor that gives access to the main living areas. At the heart of the home is the fabulous kitchen/breakfast/family room with underfloor heating. Created by 'Chapel Kitchens' the solid oak kitchen has an island unit with breakfast bar, a range of fitted cupboards and drawers, a Quooker tap, a Neff 5-ring induction hob, an eye-level oven, steam oven and combi oven, and integrated appliances. There is space to accommodate a family dining table and a generous seating area. Bifold doors open onto a south facing terrace sheltered by colourful herbaceous borders. Alongside is a well-equipped utility area with two large boot cupboards, a range of fitted cupboards and drawers, plumbing for a washing machine and a cupboard housing the boiler. The garden room has an open fire in a

stone surround and French doors that open south onto the garden. The 22 ft dual aspect living room has a log-burning stove and double doors opening on to the formal dining room with its south facing bay window and French doors. The northern wing on the ground floor comprises a double bedroom with en suite shower room, a fitted 'Neville Johnson' office and a living room with French doors opening onto a private area of lawn (this room is currently used as a gym). The wing offers versatile living space that could be developed into a separate annexe/apartment. On the first floor the large and light galleried landing gives access to four further bedrooms. The principal bedroom suite is dual aspect with lovely views over the garden and countryside beyond; it has wall-to-wall fitted wardrobes and a large bathroom with freestanding bath and walk-in shower. There are three further double bedrooms, all with built-in wardrobes; one has the added benefit of an en suite shower room. The house bathroom includes a bath and walk-in shower.

Outside

A five-bar gate within the high boundary brick wall gives access to a gravel parking and turning area. The double length garage lies to the west of the property with double door access from the front drive as well as the rear patio. The rear garden wraps around the south and west of the house, is very private, predominantly laid to lawn and fully enclosed with a combination of post and rail fencing, a mature laurel hedge and high timber fence. The lawned area is flat, ideal for family recreation including football. A paved terrace area runs the width of the house making a fabulous entertaining space. It is edged by well-stocked herbaceous borders, a vegetable patch and an area currently dedicated to chickens.



Beyond the garden lie fields and pastures.

Environs

Long Marston is a popular village with a primary school, cricket club and thriving village hall. The nearby village of Tockwith also has a primary school as well as two pubs, a mini supermarket, post office and hairdresser. The village is convenient for Harrogate and Leeds, and York railway station offers a mainline service to London Kings Cross in under two hours.



Tenure: Freehold

EPC Rating: D

Services & Systems: All mains services except gas. Oil-fired central heating.

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.

Viewing: Strictly by appointment

Local Authority: North Yorkshire council
www.northyorks.gov.uk

Directions: Drive through Long Marston from east to west and Manor Chase is on the left hand side just before you leave the village. Number 8 is in the far left corner.

8 Manor Chase, Long Marston, York, YO26 7RB



Ground Floor - (Excluding Garage)
 GROSS INTERNAL FLOOR AREA
 APPROX. 2335 SQ FT / 216.94 SQ M

First Floor
 GROSS INTERNAL FLOOR AREA
 APPROX. 1304 SQ FT / 121.1 SQ M

NOT TO SCALE - FOR ILLUSTRATIVE PURPOSES ONLY
 APPROXIMATE GROSS INTERNAL FLOOR AREA 3639 SQ FT / 338.04 SQ M - (Excluding Garage)
 All measurements and fixtures including doors and windows are approximate and should be independently verified.
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Energy Efficiency Rating

| Score | Energy rating | Current | Potential |
|-------|---------------|---------|-----------|
| 92+ | A | | |
| 81-91 | B | | |
| 69-80 | C | | |
| 55-68 | D | 65 D | 69 C |
| 39-54 | E | | |
| 21-38 | F | | |
| 1-20 | G | | |

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City

Country

Coast