



TENURE

Freehold.

COUNCIL TAX

Band G (from internet enquiry).

SERVICES

We understand mains water, electricity, LPG gas central heating and drainage are connected.

GENERAL

Room measurements in these particulars are only approximations and are taken to the widest point.

None of the services fittings or equipment referred to in these particulars have been tested and we are therefore unable to comment as to their condition or suitability. Any intending purchasers should satisfy themselves through their own enquiries.

Please note : Only the fixtures and fittings specifically mentioned in these particulars are included in the sale of the property.

Photographs depict only certain parts of the property. It should not be assumed that the contents/furnishings, furniture etc photographed are included in the sale.

VIEWING

By appointment with the Chartered Surveyors Renton & Parr at their offices, Market Place, Wetherby. Telephone (01937) 582731

Details prepared March 2025

Energy Efficiency Rating		
	Current	Potential
Very energy efficient – lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D	64	66
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient – higher running costs		
England & Wales		
EU Directive 2002/91/EC		



Long Marston ~ 2 Well House Close, Tockwith Road, YO26 7PF

This striking six-bedroom, four-bathroom family home offers beautifully presented accommodation spread across three floors, revealing approximately 2,780 sqft. Situated in the highly sought after village of Long Marston, the property is conveniently located between Wetherby and York, with the neighbouring village of Tockwith just a few minutes' drive away.

- Impressive six-bedroom family home
- Modern detached house with enclosed private garden
- Open plan living, kitchen with dining area
- Generous lounge and open fire
- Utility, boot room and pantry
- 2780 sqft arranged over three floors
- Four bathrooms
- Gated driveway parking and detached double garage
- Fitted with solar panels generating an income
- Available with no onward chain

£795,950 PRICE REGION

3 6 4

MISREPRESENTATION ACT

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ESTATE AGENTS
VALUERS

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Property Description

This substantial six bedroom detached property extend to approx 2780sqft, arranged across three floors, offers a private driveway set behind secure timber gates on a generously sized plot. The accommodation benefits from double glazed windows, LPG gas and in further detail comprises:-

On the ground floor, you are welcomed by a spacious hallway with a return staircase leading to the first floor with useful under stairs storage cupboard, there is a practical cloakroom and guest WC. The ground floor also features a utility/boot room with space and plumbing for white goods. The lounge is a most generous space, measuring over 26ft and featuring a delightful walk-in bay window to the front. A striking wood burning fire with a polished limestone surround and a cast iron inset complements the room, while patio doors open out onto the rear garden. An oak doorway leads to the heart of the home, a fantastic living/kitchen and dining area that provides a lovely light and open feel, where each zone flows seamlessly into the next.

The kitchen is generously sized and well equipped, with a range of wall and base units, cupboards and drawer storage, granite work surfaces with matching upstands. Integrated appliances including twin electric ovens, a five-ring induction hob with a stylish extractor hood, an inset sink unit, dishwasher and space for American-style fridge/freezer. A large central island with curved corners provides additional storage beneath and a breakfast bar, attractive wood affect flooring flows into the dining area which comfortably accommodates a table and chairs, with windows overlooking the private rear garden. This space transitions smoothly into the living room, a lovely addition to the home with a striking wood burning stove in the corner, large ceiling lantern and bi-folding doors leading out to the rear garden.

Off the kitchen is a walk-in pantry and boiler room with personnel door to the front. A playroom/snug with patio doors to the rear garden concludes the ground floor accommodation.

On the first floor, the landing area is brightened by a picture window to the front and provides access to four double bedrooms, including a superb house bathroom featuring a roll-top freestanding bath. The principal bedroom is generously proportioned with floor to ceiling fitted wardrobes along one side, a window offering rear facing views over countryside and a step-down dressing area with built in storage. A further door leads to the spacious ensuite shower room. Two further bedrooms on this floor both enjoy rear-facing views of the countryside and bedroom two to the front enjoys its own en-suite facility.

To the second floor, a gallery landing leads to two further bedrooms, which could equally serve as a home office/gym or play rooms. Along with a well-appointed bathroom suite.

To the exterior, this impressive family home is set behind secure timber gates, offering a level front lawn and access to LPG store. A spacious block paved driveway provides ample off-street parking for multiple vehicles and leads to a detached double garage with an electric door. A path to side extends around to the rear garden, which is mainly laid to lawn spanning the full width of the property and offering a high degree of privacy, enclosed by a laurel hedge and conifers. The Indian stone patio runs across the rear of the property ideal for outdoor entertaining and dining. The rear garden also benefits from outside lighting and water tap.

This beautifully maintained, tastefully decorated family home is available with the benefit of no onward chain. Furthermore, this competitively priced property is fitted with solar panels, which have previously generated an income of up to £2,000 in previous years.

