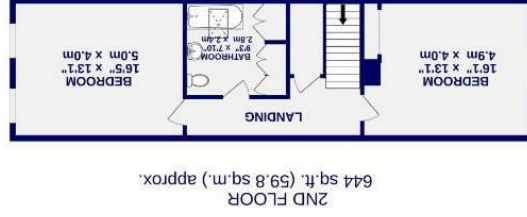
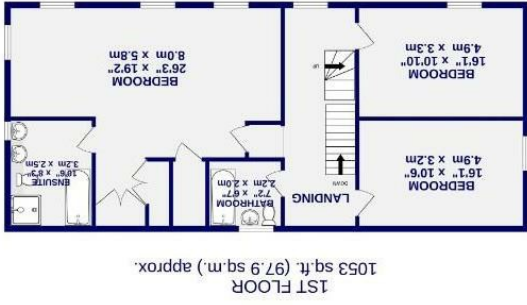
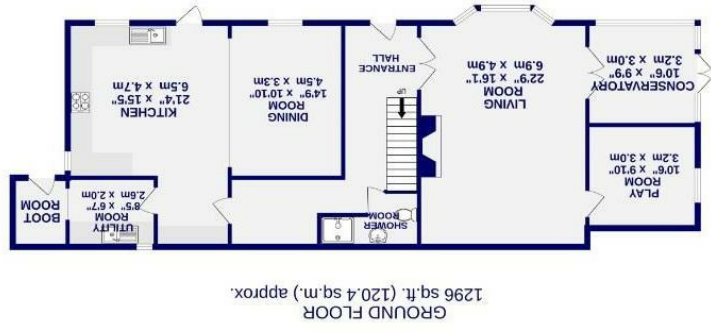


These particulars have been prepared as accurately and as reliably as possible, but should not be relied upon as 'statement of fact'. If there is any point which is of particular importance to you, please contact the office and we would be pleased to check the information. We have not tested any services, appliances, equipment or facilities and nothing in these particulars should be deemed to be a statement that they are in good working order, or that the property is in good structural condition or otherwise. Any areas, measurements, floor plans or distances referred to are given as a guide only and are not precise. Purchasers must satisfy themselves by inspection or by otherwise regarding the items mentioned above and as to the correctness of each of the statements contained in these particulars. No person in the employment of Ashtons has any authority to make or give any representation or warranty whatsoever in relation to this property or these particulars nor enter into any contract relating to the property on behalf of the vendor.

- Detached Home
- Five Bedrooms
- Over 2,900SQFT Of Accommodation
- Private Driveway & Garage
- Spacious Plot
- Picturesque Village
- No Onward Chain
- EPC - D

Freehold  
Council Tax Band - G

# Well House Close Long Marston, York YO26 7PF



TOTAL FLOOR AREA: 2994 sq.ft. (276.1 sq.m.) approx.  
While every attempt has been made to ensure the accuracy of the floorplans, measurements of rooms and areas shown are approximate. It is advised that the purchaser will obtain the actual floor area and not rely on the floorplans. The floorplans are for information only and should be used as a guide only. The purchaser must satisfy themselves by inspection or by otherwise regarding the items mentioned above and as to the correctness of each of the statements contained in these particulars. No person in the employment of Ashtons has any authority to make or give any representation or warranty whatsoever in relation to this property or these particulars nor enter into any contract relating to the property on behalf of the vendor.





# Well House Close Long Marston, York YO26 7PF

£700,000

 5  4

This contemporary home is nestled in a charming and compact development in Long Marston, a sought-after village with convenient access to York, Wetherby, and Harrogate.

This exceptional detached family residence boasts elegant reception areas ideal for both entertaining and everyday living, along with five spacious bedrooms. The property offers excellent connectivity to the A64, A59, and A1.

With approximately 2,900SQFT of versatile living space, the home features a sitting room with a bay window, perfect for hosting guests. This room flows into a conservatory with built-in window seats, which provides direct access to the garden. The breakfasting kitchen, with its dual aspect and dining area, also opens to the garden. The kitchen is well-equipped with a range of wall and base units, a granite work surface, a double oven, a gas hob, and a dishwasher.

The ground floor also includes a shower room, a utility room with plumbing for a washing machine and a sink, and a study.

On the first floor, you'll find three generously sized bedrooms. The principal bedroom is dual-aspect and features an en-suite bathroom with a separate shower, two wash basins, a dressing area with integrated wardrobes, and a linen cupboard. The other two double bedrooms come with integrated wardrobes and share a family bathroom.

The second floor offers additional impressive living space, including two double bedrooms, a walk-in cupboard, and a bathroom with integrated storage.

The house is accessed via a private drive shared with two neighbouring properties. The south-facing garden is situated at the front and side of the home, fully enclosed for privacy. There is a patio adjacent to the conservatory, ideal for summer gatherings and outdoor entertaining. The garden includes a lawn, shrubs, and a double garage located to the west of the house, with additional vehicle parking available at the front.

Council Tax Band: G

