

The background features a dark grey color with large, faint, geometric shapes in the corners. These shapes are composed of multiple overlapping lines, creating a complex, crystalline or architectural appearance. The shapes are positioned in the top-right and bottom-left corners, framing the central text.

# WHEEL HOUSE

LONG MARSTON



The Wheel House at Marston Grange is an impressive barn conversion complete with planning permission to convert to a four-bedroom dwelling with off-street parking and a garage.



The current building features high vaulted ceilings and a rare round turreted horse mill that would be incorporated into the design for a unique open plan living kitchen and dining space.





Two further large reception rooms plus practical spaces including a utility and W.C would complete the ground floor, while the first floor would contain four bedrooms with two en-suites, plus a family bathroom. There are external plans for both a front and rear garden.





Long Marston, near Tockwith, is an increasingly popular setting, ideally positioned just a few miles from both York and Wetherby. Combining peaceful rural surroundings with excellent connectivity, it offers the best of countryside living while remaining close to a wide range of amenities and attractions. The historic city of York can be reached in around 20 minutes and offers an abundance of iconic landmarks, independent shops, vibrant bars and highly regarded restaurants. During the festive season, the city is particularly popular thanks to its famous Christmas markets and lively atmosphere, making it a wonderful place to enjoy time with family and friends. Despite its convenient access to York, Long Marston maintains a calm and welcoming feel, surrounded by open countryside, scenic walks and a strong sense of community, with further amenities available in nearby Tockwith and neighbouring villages. Everyday essentials are well catered for locally, with a selection of cafés, pubs, convenience stores and other useful services all within a short drive. The location is also ideal for commuters, benefitting from straightforward links to the A1(M) and A64, with Leeds accessible in approximately 30 minutes and Harrogate even closer. Families are well served by a number of respected primary schools in Tockwith and the surrounding villages, while secondary education is available at several highly regarded schools in Wetherby, Tadcaster and York. School transport options are also available for older students.





## KEY FEATURES

- Impressive Barn Conversion Opportunity with Planning Permission for a Four Bedroom Residence
- Unique Turreted Horse Mill Designed to Create a Striking Open-Plan Living Kitchen and Dining Space
- Characterful Interior with Vaulted Ceilings and Exceptional Scope for Contemporary Family Living
- Proposed Layout Including Two Reception Rooms, Utility, Ground Floor W.C and Two En Suites
- Peaceful Rural Setting near Long Marston with Excellent Links to York, Wetherby and Leeds

*The purchaser will be required to pay a one off £5,000 contribution towards the installation of power, water and sewerage.*





## YOUR QUESTIONS ANSWERED



### LOCAL SCHOOLS

- Tockwith Primary and Nursery – 1.0mi
- Tadcaster Grammer School – 11mi
- York College – 9.1mi
- University of York – 12.3mi



### HOW CLOSE AM I TO...

- York: 7-10mi (Approx 15-20 mins)
- Leeds: 19-22mi (Approx 35-40 mins)
- Harrogate: 13-16mi (Approx 25-30 mins)
- Doncaster: 40-43mi (Approx 45-60 mins)



### AMENITIES

- Pub - The Sun Inn, Long Marston – 1.3mi
- Supermarket - Morrisons Wetherby – 6.7mi
- Post Office - Tockwith Post Office – 0.9mi
- Recreation/Leisure Centre – Tockwith Sportsfield – 1.0mi



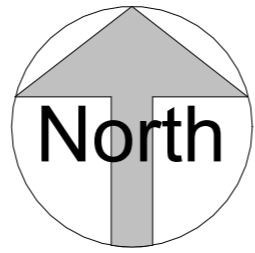
### MEDICAL FACILITIES

- Doctors – Tockwith Surgery – 0.8mi
- Dentist – The Dental Hub – 6.3mi
- Pharmacy – York Medical – 6.9mi
- Hospital – York Hospital – 11.3mi



### LOCAL TRANSPORT

- Bus stop - Long Marston - 0.5mi
- Bus Station – Wetherby – 6.7mi
- Train Station – Cattal – 4.1mi
- Motorway - A1(M): 6mi

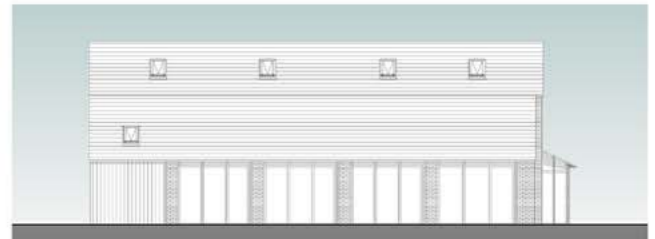
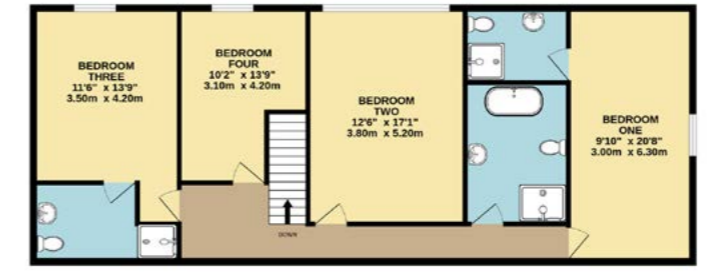


TOTAL FLOOR AREA : 3180 sq.ft. (295.4 sq.m.) approx.

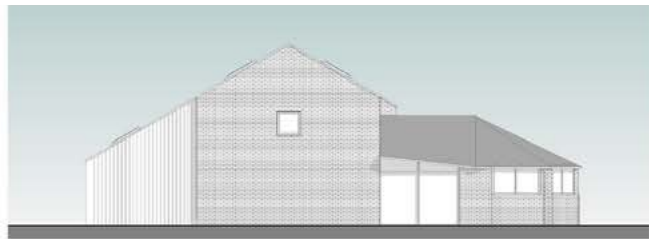
GROUND FLOOR  
2132 sq.ft. (198.1 sq.m.) approx.



1ST FLOOR  
1048 sq.ft. (97.3 sq.m.) approx.



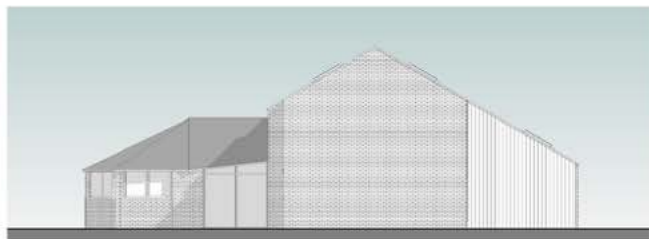
1 South Elevation  
1 : 100



2 East Elevation  
1 : 100



3 North Elevation  
1 : 100



4 West Elevation  
1 : 100

# WHEEL HOUSE

LONG MARSTON

WHEEL HOUSE, TOCKWITH ROAD, LONG MARSTON, YO26 7PL



WHAT3WORDS: informal.dividers.seabirds

To view Wheel House

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ENFIELDS  
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