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THE ARCHES BARN  
& WHEEL HOUSE

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# THE ARCHES BARN



The Arches Barn is an exceptional period farm building ripe for renovation – located within the rural setting of Marston Grange.

Complete with planning permission to convert to an impressive six-bedroom property, the rustic brick and vaulted roof beams are perfectly intact, adding character and charm for the foundations of a forever home.





Further plans have been scoped for the future purchaser to create a social open plan living and dining kitchen space within their ideal home, cloak room/W.C, utility room, three bathrooms plus internal access to a garage. Off-street parking and a private garden will complete the plot.



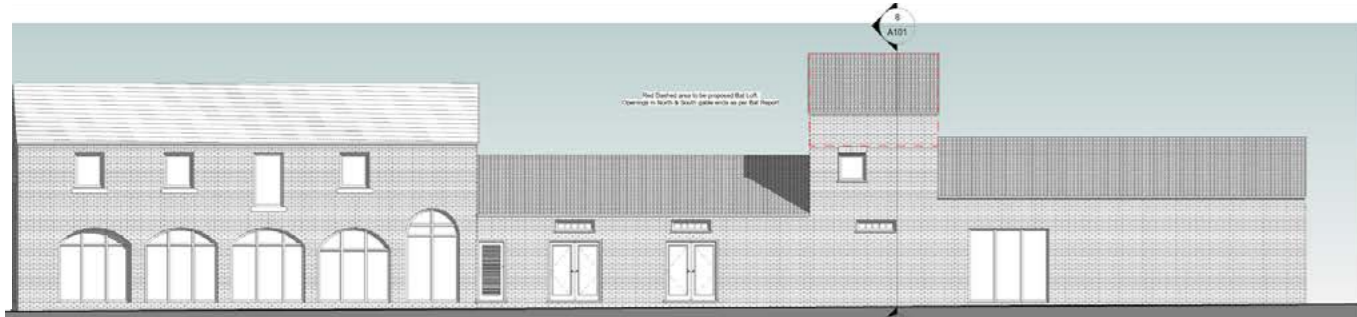


## KEY FEATURES

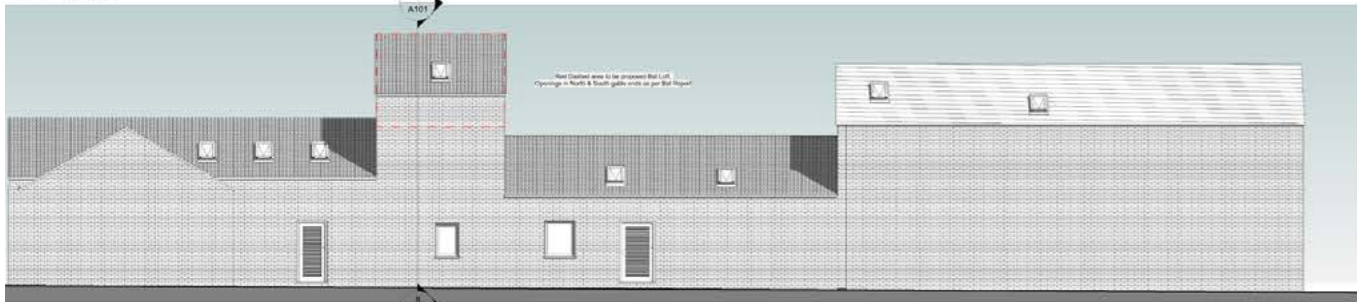
- Exceptional Period Farm Building with Planning Permission for a Six Bedroom Conversion
- Striking Original Brickwork and Vaulted Timber Beams Retaining Character and Heritage Appeal
- Stunning Arched Openings Designed to Create Feature Windows within the Main Living Space
- Proposed Open-Plan Living Dining Kitchen with Three Bathrooms, Utility and Integral Garage
- Idyllic Rural Setting near Long Marston with Excellent Access 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.*

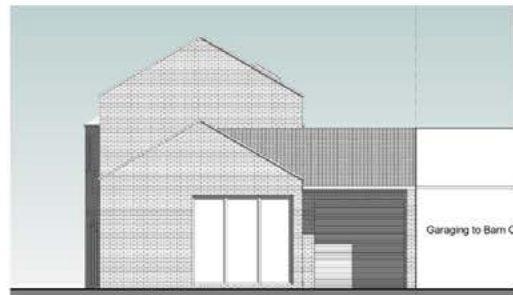




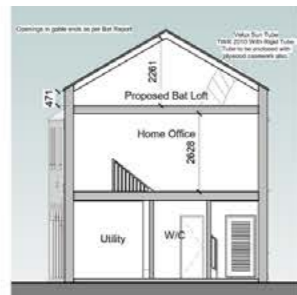
2 West Elevation  
1 : 100



5 East Elevation  
1 : 100



3 South Elevation  
1 : 100

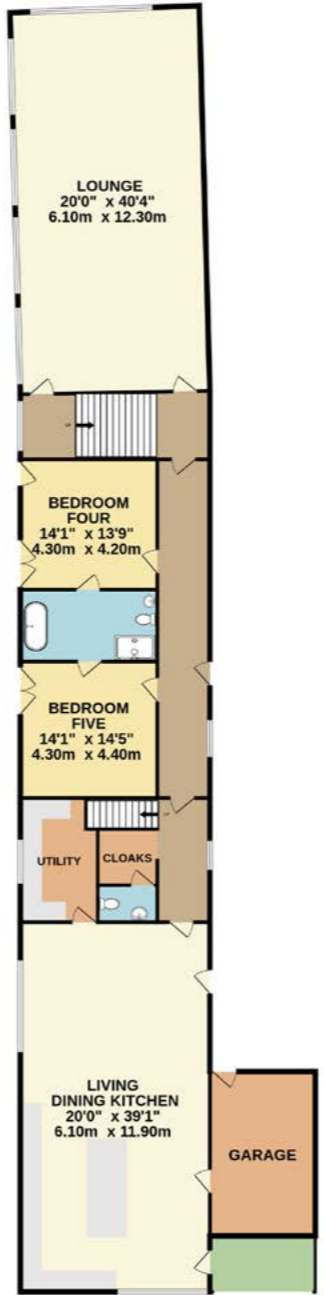


8 Section 1  
1 : 100



4 North Elevation  
1 : 100

GROUND FLOOR  
2911 sq.ft. (270.4 sq.m.) approx.



1ST FLOOR  
1186 sq.ft. (110.2 sq.m.) approx.



TOTAL FLOOR AREA : 4097 sq.ft. (380.6 sq.m.) approx.



# WHEEL HOUSE

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.



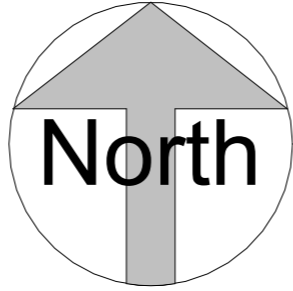


## KEY FEATURES

- 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

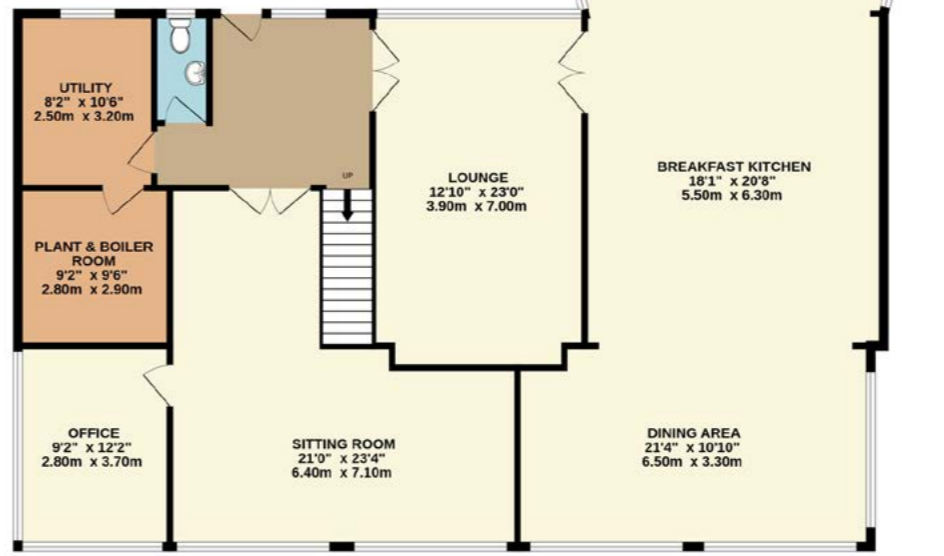
*The purchaser will be required to pay a one off £5,000 contribution towards the installation of power, water and sewerage.*



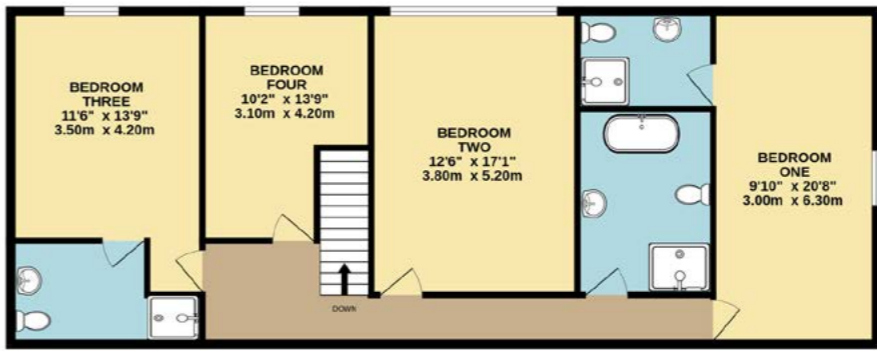


TOTAL FLOOR AREA : 3180 sq.ft. (295.4 sq.m.) approx.

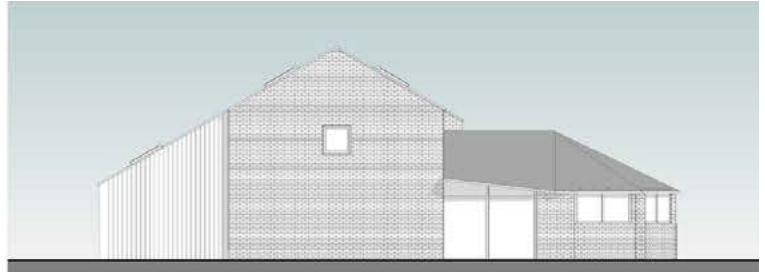
**GROUND FLOOR**  
2132 sq.ft. (198.1 sq.m.) approx.



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



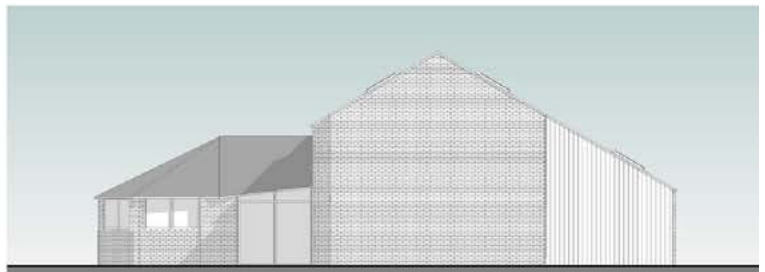
**1 South Elevation**  
1 : 100



**2 East Elevation**  
1 : 100



**3 North Elevation**  
1 : 100



**4 West Elevation**  
1 : 100



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## EXPLORE THE AREA

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.

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## YOUR QUESTIONS ANSWERED



### LOCAL SCHOOLS

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



### 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



### 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)



### LOCAL TRANSPORT

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

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TOCKWITH ROAD  
LONG MARSTON  
YO26 7PL



WHAT3WORDS: [chariots.noise.merge](https://www.what3words.com/chariots.noise.merge)

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