



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. The namesake external arches present a unique design feature for the ground floor windows in the proposed lounge, and the grain store basement offers an opportunity to add a cellar.





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.





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

- 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.



YOUR QUESTIONS ANSWERED



LOCAL SCHOOLS

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



MEDICAL FACILITIES

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



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



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)

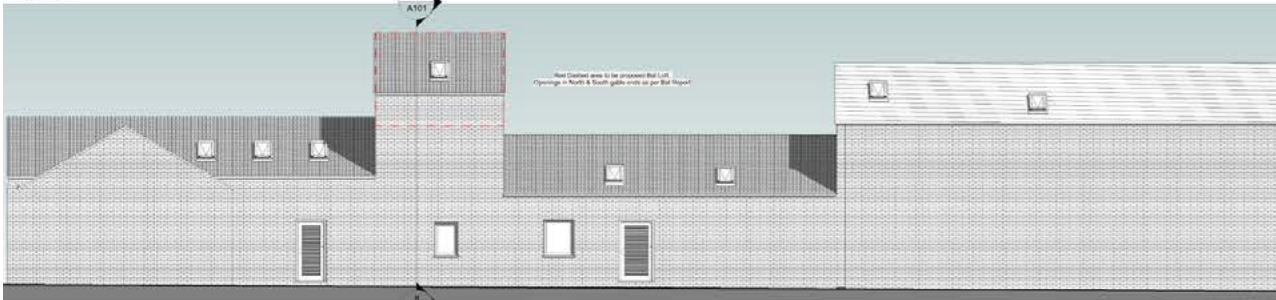


LOCAL TRANSPORT

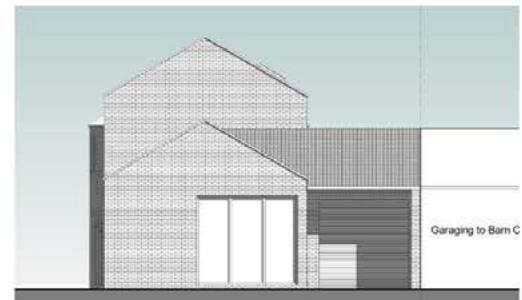
- Bus stop - Long Marston - 0.5mi
- Bus Station – Wetherby – 6.7mi
- Train Station – Cattal – 4.1mi
- Motorway - A1(M): 6mi



2 West Elevation
1 : 100



5 East Elevation
1 : 100



3 South Elevation
1 : 100

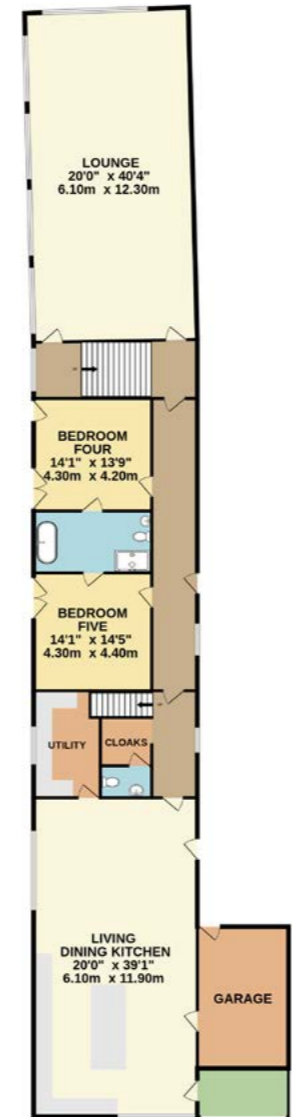


8 Section 1
1 : 100



4 North Elevation
1 : 100

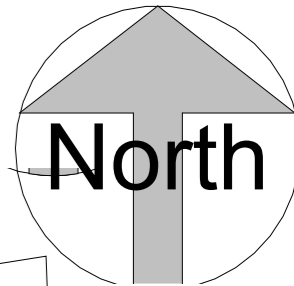
GROUND FLOOR
2911 sq.ft. (270.4 sq.m.) approx.



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



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



THE ARCHES BARN

LONG MARSTON

THE ARCHES BARN, TOCKWITH ROAD, LONG MARSTON, YO26 7PL



WHAT3WORDS: [glorious.searcher.deny](https://www.what3words.com/glorious.searcher.deny)

To view The Arches Barn

Call: 01977 802477

Email: team@enfieldsluxe.co.uk



Enfields Luxe, 1 Alamo House, Sessions House Yard,
Pontefract, West Yorkshire, WF8 1BN

