



MARSTON GRANGE
LONG MARSTON

A timeless farmhouse with future potential

A unique opportunity for homeowners to purchase the farmhouse separately from farmland at Marston Grange. Never before offered for private sale the substantial family home – originally built in 1778 and sympathetically extended in the late 1800s – has seen just three owners in the last century which is testament to how peaceful life can be here. Set within sprawling farmland on a two acre plot, the surrounding rural landscape of this impressive six-bedroom property is completely unspoiled.





The interiors – including four large reception rooms for versatile hosting – are bursting with period features from tall ceilings and original fireplaces, while the handsome brick exterior with its traditional sash windows sits amongst immaculate formal gardens. Beyond the living accommodation are a series of outbuildings spanning more than 1,300 square feet with planning permission to convert, plus a paddock within the private land which is ideal for equestrian ventures. As you arrive at the end of the long sweeping drive with panoramic countryside views surrounding you, be prepared to imagine the future possibilities to create a unique forever lifestyle. Beyond the central front door, you'll be led into a traditional gallery hallway with a second rear access door providing a neat through route between the gardens.





At the heart of the home

The kitchen on your left is set at the bustling heart of the home, as you'd expect in a property from this era. The timeless design retains the character and charm of a period country kitchen from the rustic timber floorboards and elevated Kitchen Maid to the Belfast sink and statement Rayburn oven set within the fireplace surround. This all comes with fresh sage green cabinetry oozing with sophistication. An additional double oven with electric hob and appliances fit neatly within the space, while practical storage in abundance can be found in a large utility and separate walk-in pantry adjacent.





After dinner, slip off to the snug through the archway. This is a perfect nook for popping your feet up in front of the TV after doing the dishes, or a perfect hideaway for a playroom if you have young children you'd like to entertain close by. Across the hallway is the first and largest of the three main reception rooms on the ground floor. The formal lounge is impressively home to the Christmas tree during the festive season. Over the decades many parties have been hosted in this cherished space, due to the expansive floorspace allowing for oversized soft furnishings for the whole family to gather round. Signature dual-aspect sash windows accentuate the tall ceilings as they reach up high beyond the feature picture rail and the focal fireplace adding perfect symmetry to the calming and homely atmosphere.



For the quieter moments

The sitting room exudes a classic aesthetic, featuring the original timber ceiling beams and a cosy log burning stove set beneath an oak mantel – perfectly atmospheric when the flames are crackling as the cooler nights draw in. Much like the rest of the home, the neutral light decor offers a sense of tranquillity and a blank canvas punctuated with period features to inject your own personality to each space over time. Pine internal doors are featured throughout, with this one leading to a second hallway and the staircase to the first floor. You'll also find a mosaic tiled ground floor shower room tucked away in the corner.



Spaces with a story to tell

Statement terracotta floor tiles flow seamlessly from the hallway into the most distinguished room in the house – the stunning games room. Featuring a dramatic wood panelled ceiling, Belfast sink within a mini kitchen area, an imposing range stove and cast-iron radiator, the Victorian influences really come into their own here and provide a unique backdrop to a family billiards night. Nicknamed 'the war room' having once been an enclosed two-storey living and sleeping quarters for prisoners of war who arrived to work on the farm. The open timber staircase leads to the now office which is a generous bright space with triple-aspect windows and blocked off from the rest of the bedrooms for added peace and privacy when working from home.

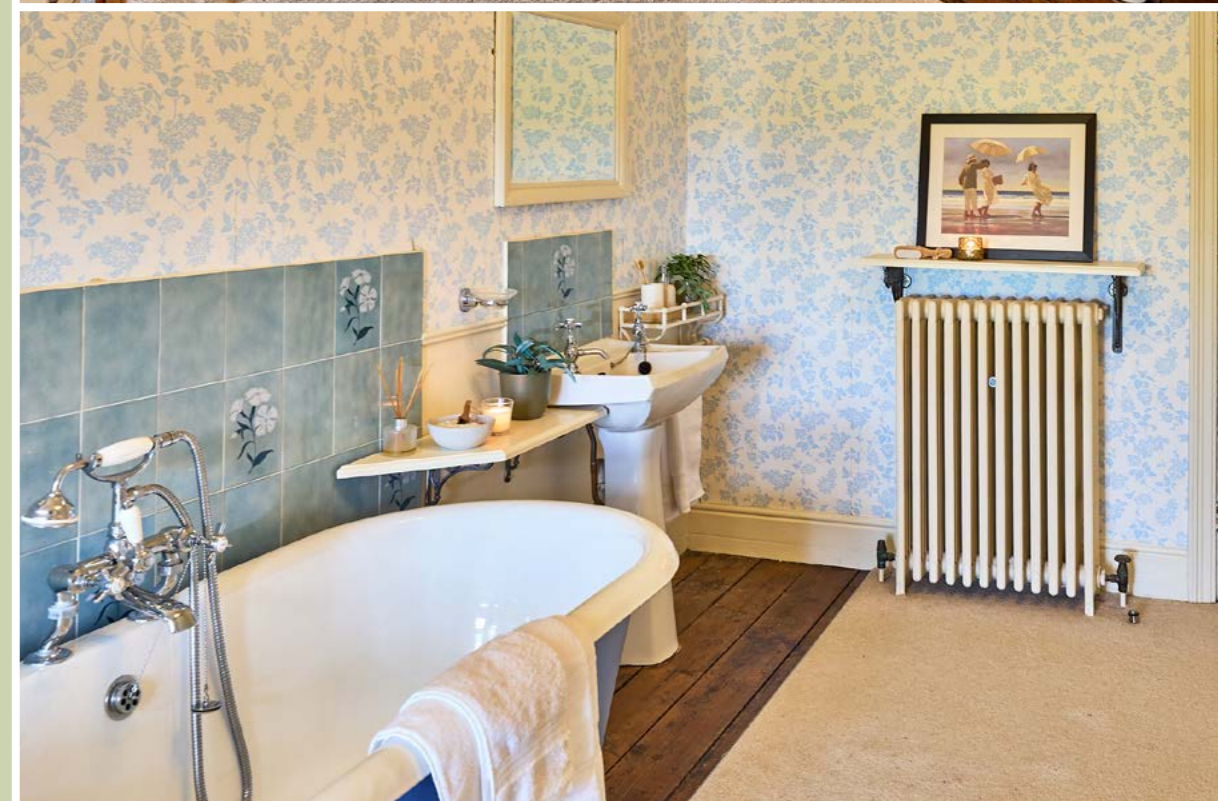


A peaceful principal suite

Explore the bedrooms on the first floor via the main staircase from the hallway. The secluded principal suite is situated above the lounge at the end of a long hallway with the family bathroom next door, giving the illusion of a separate wing. In this impressive king-sized room, you'll find two large windows reaching up to the characterful curve in the roof and boasting garden views from both perspectives, plus thoughtful touches including a decorative column radiator plus an electric radiator for modern convenience.



Like the lounge below, the family bathroom also benefits from high ceilings to amplify the space even further. Period charm is in abundance as the sophisticated blue roll-top bath takes centre stage among a traditional style W/C and wash basin. The room is finished with a concealed airing cupboard and timber floorboards for vintage authenticity.

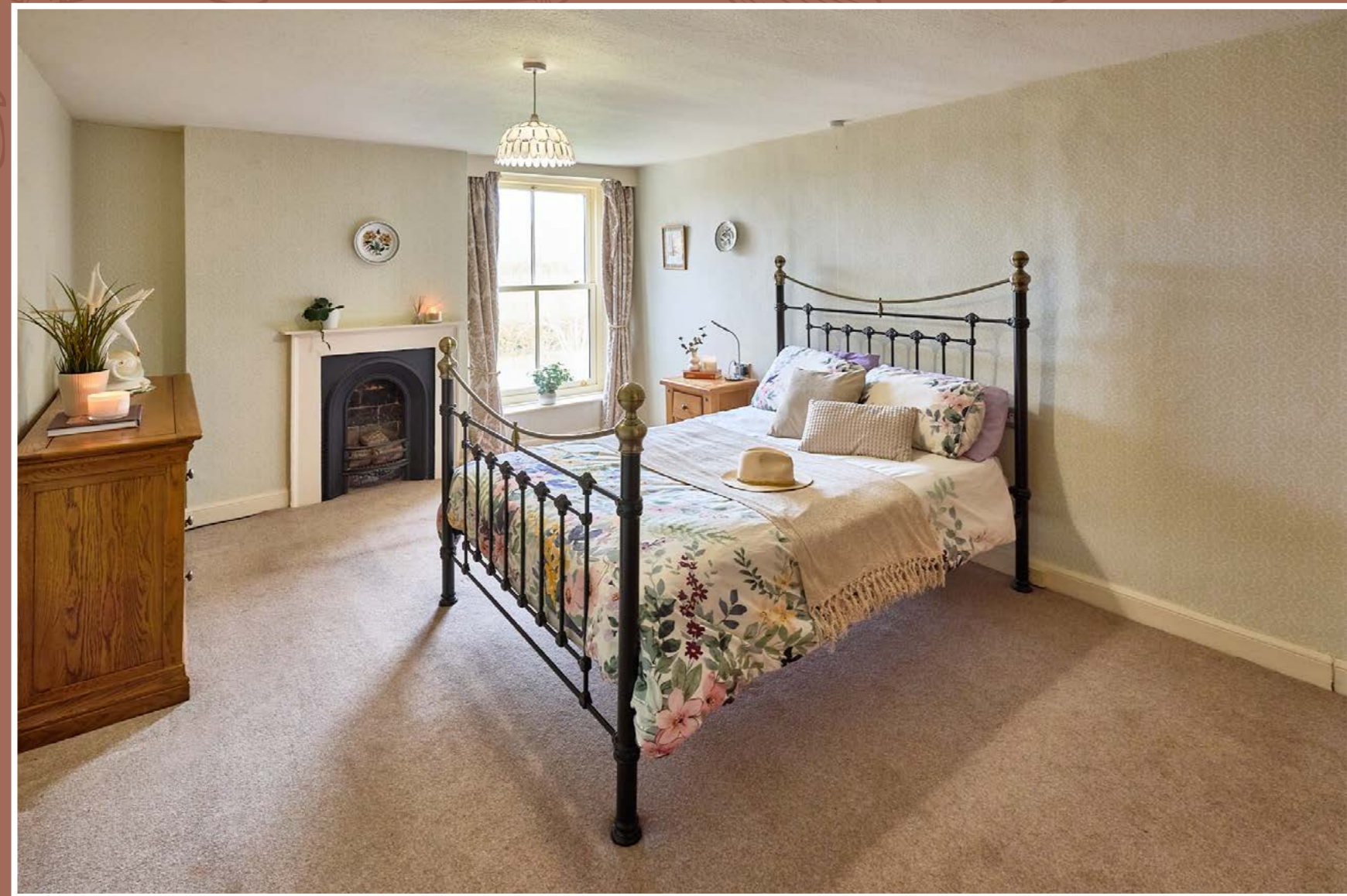




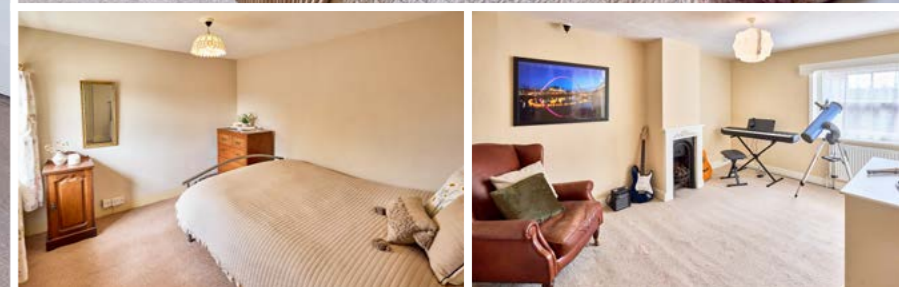
A welcoming guest suite

Bedroom three would make an ideal guest suite thanks to its position at the far end of the house at the bottom of the second landing and the shower room adjacent. Similar in size and layout to the master, the dual-aspect windows ensure its light and welcoming along with a seating area and feature fireplace. The shower room has been designed with the home's heritage in mind. Navy blue panelling wraps the room containing a three-piece white suite including a walk-in shower with vintage style metro tiles, traditional W/C, vanity unit wash basin and a column towel rail radiator.





Four further double bedrooms complete the living accommodation, offering versatility for a growing family and guest convenience for those who love to host. All except bedroom six come complete with a unique original fireplace, and you'll find a final quirk between bedrooms four and five, as they adjoin via an internal door.





Gardens made for country living

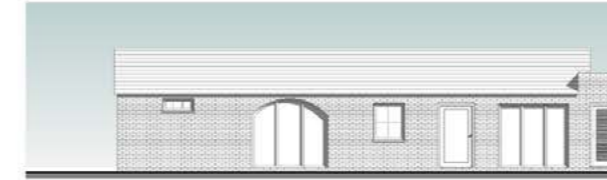
The acreage on offer at Marston Grange is the jewel in the crown of this unique property and the exquisite gardens are every inch the farmhouse dream while being surrounded by a rural landscape. Sprawling low maintenance lawns have been sectioned with rustic paths, pagodas and walkways between to create the illusion of seclusion and punctuated with mature blossoming cherry trees that burst to life in spring. You will also find a mature orchard with apples, pears, quince, medlar, plums and even a walnut tree. Among the flora and flower beds, you'll find a wooden summerhouse and a small pond, but the configuration of space offers ample opportunity to add greenhouses and vegetable patches for the green-fingered or play equipment for children.

It is clear to see why this forever family home has been enjoyed for the outdoor lifestyle as much as the interiors.



Barns, paddock and scope to create more

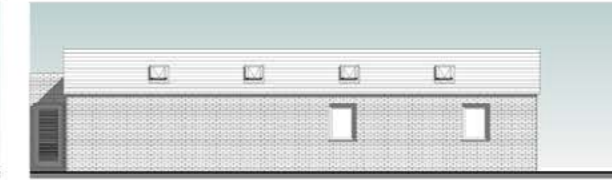
The entirety of the plot spans just over two acres which includes a grass paddock suitable for equestrian use as well as more than 1,300 square feet of outbuildings. Ripe for conversion for those seeking more than an interior project, these barns benefit from existing planning permission to create a large two-bedroom annexe and extensions to the farmhouse. The opportunity to create functional, multi-generational living accommodation or business space can become a reality.



1 East Elevation
1:100



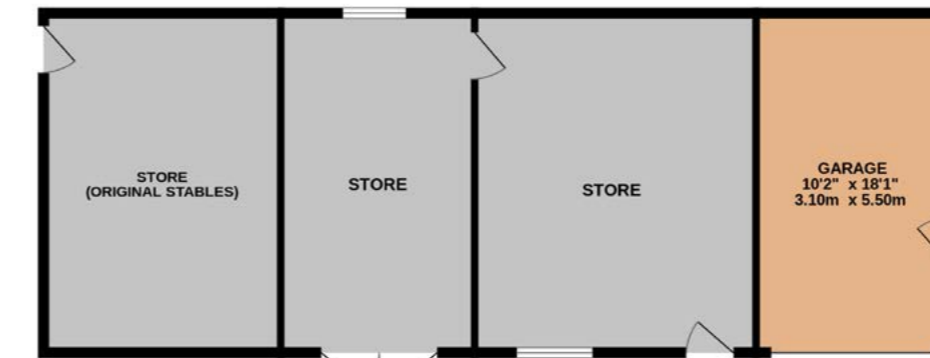
2 South Elevation
1:100



3 West Elevation
1:100



4 North Elevation
1:100



ANNEX (CURRENT LAYOUT)
858 sq.ft. (79.7 sq.m.) approx.



ANNEX (PROPOSED LAYOUT)

Area to explore



Conveniently located just a few miles from both York and Wetherby, Long Marston near Tockwith is an increasingly desirable setting, offering the perfect balance between rural charm and excellent connectivity. Within around 20 minutes, you can find yourself exploring the historic streets of York with its iconic landmarks, independent shops, vibrant bars and a fantastic choice of restaurants. The city truly comes alive in the lead-up to Christmas, with its renowned festive markets and seasonal atmosphere, making it a wonderful destination for days out with family and friends. Despite its proximity to such a bustling city, Long Marston retains a peaceful and welcoming feel. Surrounded by open countryside and scenic walks, it offers a relaxed pace of life while still benefiting from a close-knit community and nearby amenities in Tockwith and neighbouring villages. Locally, you'll find a selection of pubs, cafés, convenience stores and essential services just a short drive away, ideal for everyday needs or a casual catch-up with friends. The area is also well-placed for commuters, with straightforward access to the A1(M) and A64, allowing you to reach Leeds in around 30 minutes and Harrogate in even less. For families, there are well-regarded primary schools nearby, including options in Tockwith and surrounding villages, while older students can attend a range of highly regarded secondary schools in Wetherby, Tadcaster and York, with school transport options available.

N.B. Additional houses are being built on the neighbouring farmland.

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



1ST FLOOR
1612 sq.ft. (149.7 sq.m.) approx.



TOTAL FLOOR AREA : 4659 sq.ft. (432.9 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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Key features

- Substantial Six Bedroom Farmhouse Dating Back to 1700's
- Set Within Approximately Two Acres of Private Grounds Surrounded by Rural Landscape
- Four Elegant Reception Rooms All with Period Charm
- Traditional Country Kitchen with Rayburn Range, Adjoining Walk-in Pantry and Utility Room
- Private Master Bedroom Suite with Dual-Aspect Views Across the Gardens
- Five Further Double Bedrooms Offering Versatile Family and Guest Accommodation
- Extensive Outbuildings Totalling Approx. 1,300 SqFt with Planning Permission for a Two-Bedroom Annex
- Private Grass Paddock Ideal for Equestrian or Lifestyle Use
- Mature Formal Gardens with Sweeping Driveway, Summerhouse and Panoramic Countryside Views
- Idyllic Setting with Easy Access to Nearby Amenities and Commuting Connections
- Freehold Property and Council Tax Band G



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Marston Grange, Tockwith Road, Long Marston, YO26 7PL



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

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