



**Beech House Tockwith Road Long Marston**  
YO26 7PQ

**Guide Price £695,000**

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Churchills Estate Agents are delighted to offer For Sale this 5 bedroom detached property on a good sized plot neatly positioned on a quiet village lane. The substantial property is set in the beautiful village of Long Marston which is located within relatively short driving distance of York and Leeds as well as a bus service to York and Wetherby. Benefiting from an upgraded modern heating system and solar panelling this well cared for home has scope to enhance and adapt further. The bright and spacious living accommodation comprises; entrance hallway, cloakroom and WC, 19ft living room, separate dining room, front reception room currently used as a music room, conservatory, fully fitted kitchen, utility room, first floor landing, master bedroom with fitted wardrobes and 3 piece en-suite, 4 further bedrooms, separate study and 3 piece house bathroom suite. To the outside is a front driveway with ample off street parking and the potential for electric car charging, leading to a detached double garage, front and rear landscaped areas with impressive views over the countryside and farmland. Rear garden with patio, lawn, brick and hedge boundaries. An accompanied viewing is highly recommended.

#### Entrance Hallway

Carpeted flooring, double panelled radiator, power points, carpeted stairs to first floor

#### Living Room

19'9" x 15'6" (6.02m x 4.74m)

Windows to side and rear, sliding doors to conservatory, two double panelled radiators, fire with surround, carpeted flooring, power points

#### Front Reception Room

12'9" x 12'3" (3.90m x 3.75m)

Currently used as a Music Room. uPVC windows to side and front, double panelled radiator, carpeted flooring, power points

#### Dining Room

13'6" x 10'0" (4.13m x 3.07m)

uPVC window to rear, carpeted flooring, double panelled radiator, power points

#### Conservatory

11'2" x 11'0" (3.41m x 3.36m)

uPVC glazing, tiled flooring, power points, wall mounted heater

#### Breakfast Kitchen

17'8" x 10'4" (5.41m x 3.15m)

uPVC windows to side and rear, door to side, fitted wall and base units with countertop, eye level oven, electric hob, space and plumbing for appliances, double panelled radiator, recessed spotlights, power points, vinyl flooring

#### Utility Room

8'0" x 6'9" (2.44m x 2.08m)

Window to front, wall and base units, stainless steel sink and draining board, vinyl flooring, power points





**Cloakroom & WC**

6'10" x 6'1" (2.09m x 1.87m)

Windows to front, single panelled radiator, vinyl flooring, low level WC, wash hand basin, power points

**First Floor Landing**

Carpeted flooring, power points, doors to;

**Master Bedroom**

13'9" x 13'1" (4.21m x 4.0m)

Window to front, fitted wardrobes, separate storage cupboard, single panelled radiator, carpeted flooring, power points

**En-Suite**

10'7" x 8'1" (3.23m x 2.47m)

Opaque window to front, walk-in shower cubicle, low level WC, wash hand basin, single panelled radiator, tiled walls, extractor fan, towel radiator, carpeted flooring

**Bedroom 2**

16'10" x 12'9" (5.15m x 3.90m)

uPVC window to front, fitted wardrobes, single panelled radiator, carpeted flooring, power points

**Bedroom 3**

13'5" x 7'9" (4.10m x 2.38)

uPVC window to rear, radiator, carpeted flooring, power points, single panelled radiator

**Bedroom 4**

14'3" x 9'3" (4.36m x 2.82m)

Windows to side and rear, fitted storage, single panelled radiator, carpeted flooring, power points

**Bedroom 5**

10'5" x 7'8" (3.20m x 2.36m)

Window to rear, single panelled radiator, carpeted flooring, power points

**Study**

7'9" x 7'2" (2.37m x 2.20m)

Window to rear, carpeted flooring, power points

**Bathroom**

10'7" x 8'2" (3.23m x 2.50m)

Opaque window to side, 'P' shaped panelled bath, low level WC, wash hand basin, extractor fan, tiled walls, vinyl flooring, towel radiator

**Outside**

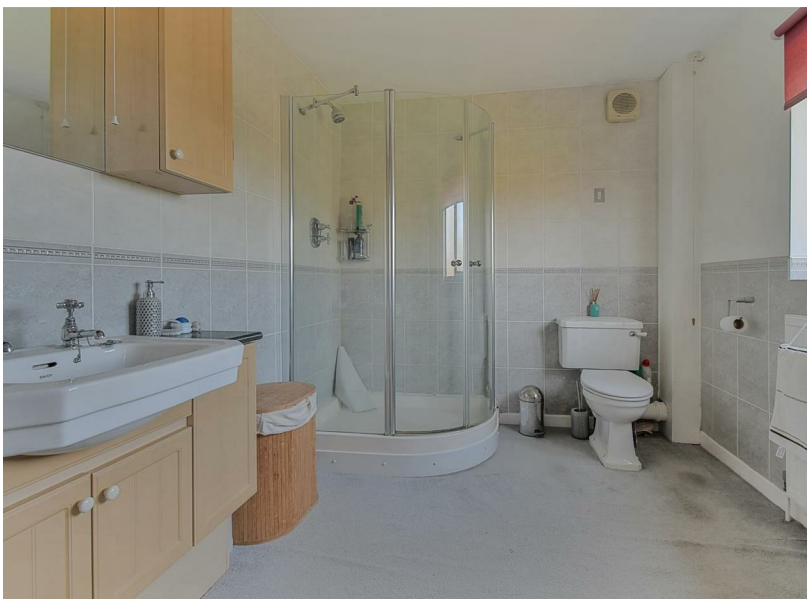
Driveway, front vegetable garden with wall and hedge boundary, side access, rear patio, lawn, hedge and brick wall boundary, outside tap and power

**Garage**

Double garage with two up and over doors, power and lighting, door to side

**Please Note**

More information on solar panels and feed-in tariff plus heat pump can be provided



# FLOOR PLAN



# LOCATION



# EPC

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) <b>A</b>			<b>91</b>
(81-91) <b>B</b>			
(69-80) <b>C</b>		<b>75</b>	
(55-68) <b>D</b>			
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not energy efficient - higher running costs			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC	

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