



Beech House Tockwith Road Long Marston
, YO26 7PQ

Guide Price £700,000

 5  2  3  c

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 paneling 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



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

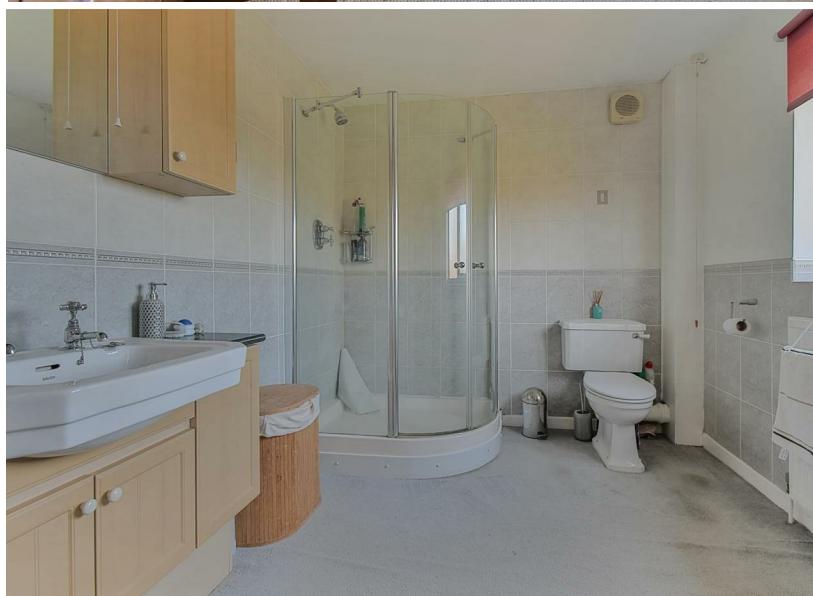
Driveway, front vegetable garden with wall and hedge boundary, side access, rear patio, lawn, hedge and brick wall boundary, outside tap and power

Garage

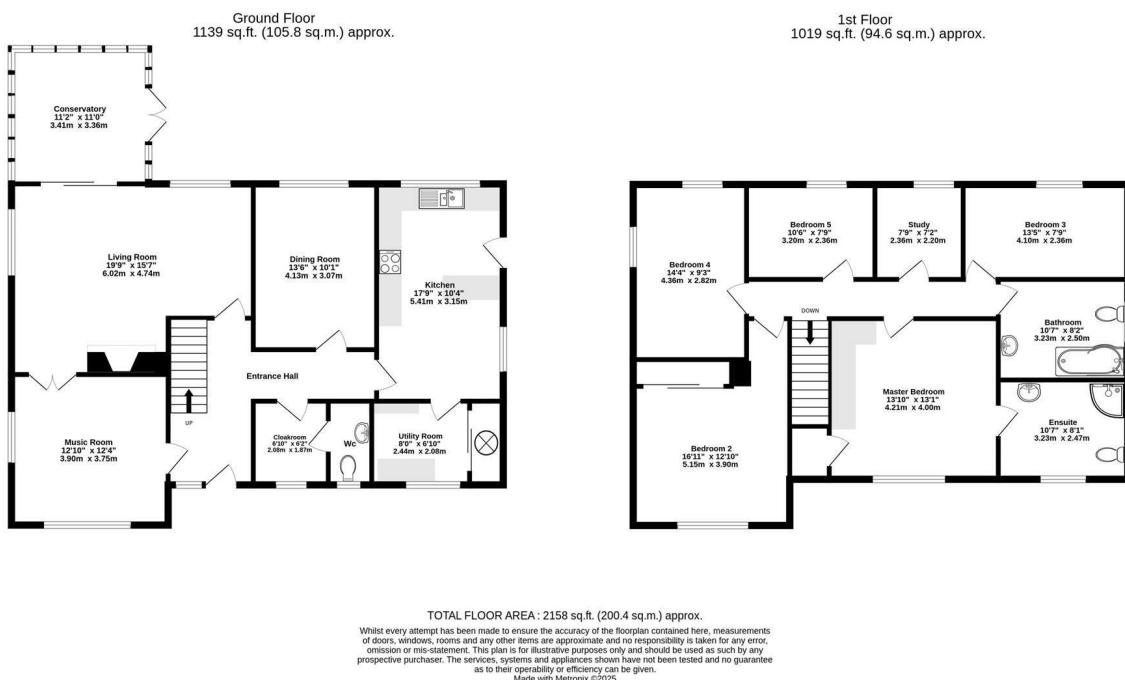
Double garage with two up and over doors, power and lighting, door to side

Please Note

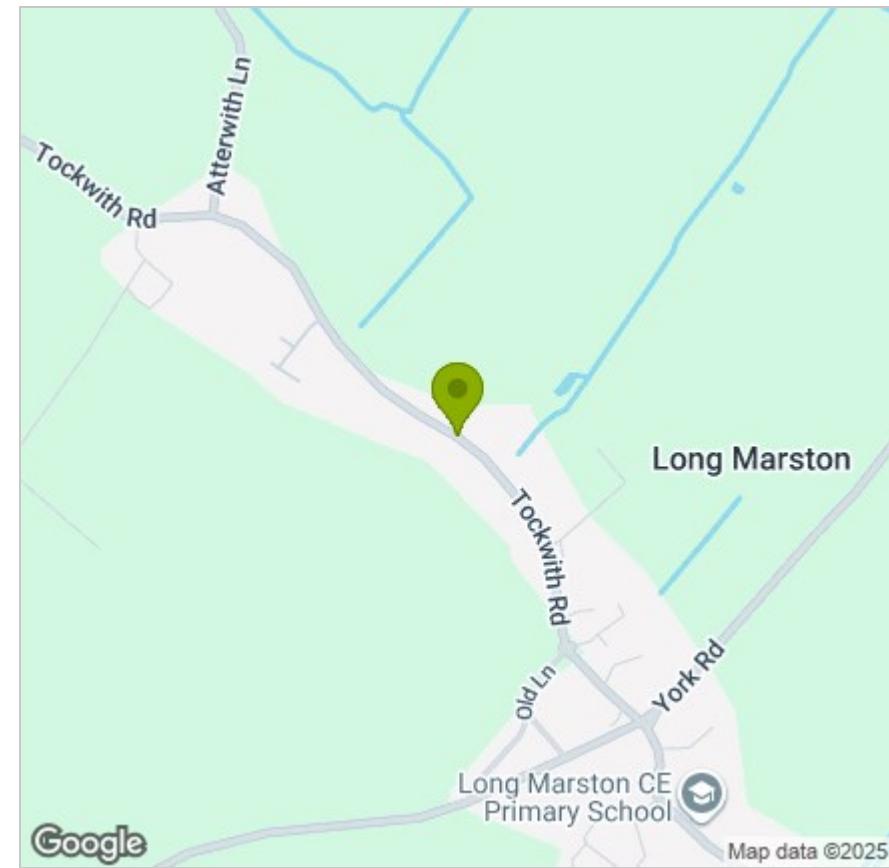
More information on solar panels and feed-in tariff plus heat pump can be provided



FLOOR PLAN



LOCATION



EPC

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

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.