



TENURE
Freehold.

COUNCIL TAX
Band F (from internet enquiry).

SERVICES
We understand mains water, electricity, oil central heating and drainage are connected.

GENERAL
Room measurements in these particulars are only approximations and are taken to the widest point.

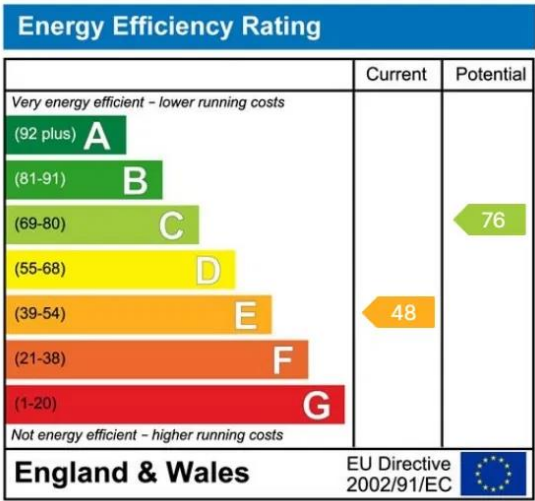
None of the services fittings or equipment referred to in these particulars have been tested and we are therefore unable to comment as to their condition or suitability. Any intending purchasers should satisfy themselves through their own enquiries.

Please note : Only the fixtures and fittings specifically mentioned in these particulars are included in the sale of the property.

Photographs depict only certain parts of the property. It should not be assumed that the contents/furnishings, furniture etc photographed are included in the sale.

VIEWING
By appointment with the Chartered Surveyors Renton & Parr at their offices, Market Place, Wetherby. Telephone (01937) 582731

Details prepared April 2025



Long Marston ~ The Old Post Office, Angram Road, YO26 7LN

A charming Grade II listed semi-detached home, believed to date back circa 300 years. The Old Post Office has been thoughtfully modernised, retaining many original features including a stunning Inglenook fireplace. Arranged over three floors, this property offers light and spacious accommodation conveniently located between Wetherby and York near to attractive open countryside.

- Attractive Grade II listed family home
- Four bedrooms and two bathrooms
- Skilfully converted loft space
- Two characterful reception rooms
- Stunning inglenook fireplace
- Large cottage style garden
- Driveway parking and detached brick-built garage

£550,000 PRICE REGION



MISREPRESENTATION ACT

Renton & Parr Ltd for themselves and for the Vendors or lessors of this property whose agents they give notice that :-

1. The particulars are set out as a general outline only for the guidance of intending purchasers or lessees, and do not constitute, nor constitute part of, an offer or contract.
2. All descriptions, dimensions, references to condition and necessary permission for use and occupation, and other details are given in good faith and are believed to be correct but any intending purchasers or tenants should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to the correctness of each of them.
3. No person in the employment of Renton & Parr Ltd has any authority to make or give any representation or warranty whatever in relation to this property.

CHARTERED SURVEYORS
ESTATE AGENTS
VALUERS

01937 582731
sales@rentonandparr.co.uk
rentonandparr.co.uk

All-round excellence, all round Wetherby since 1950

Property Description

A charming Grade II listed semi-detached home, The Old Post Office dates back circa 300 years and has been thoughtfully modernised over recent years blending period features with contemporary enhancements. The skilfully converted loft space adds further appeal and versatile living space to this delightful property. The accommodation in further detail comprises:-

To the ground floor, entering through a generous hardwood front door with a fanlight above, the entrance porch leads to a useful cloaks area with internal door to the lounge. The room's focal point is the stunning Inglenook fireplace, featuring an impressive oak mantle, exposed brickwork, stone hearth with woodburning stove. A sliding sash window to the front elevation adds character, with a radiator beneath. A large opening leads into the rear lobby, where a glazed door opens to the beautifully presented rear garden. The original return staircase ascends from the inner hallway to the first floor, with a rear facing window, with convenient understairs storage.

The dining room is light filled having windows to the front and side elevations, oak flooring and a feature fireplace. The breakfast kitchen is fitted with "Shaker style" units and integrated appliances including a Rangemaster cooker with induction hob, dishwasher, washing machine, and space for a fridge/freezer. The kitchen features oak worktops, a Belfast sink and views over the rear garden. There is a practical breakfast bar and comfortable space for breakfast table and chairs next to a woodburning stove. A side lobby offers storage and houses the oil-fired boiler, a stable door leads to the rear garden.

On the first floor, exposed wall and ceiling timbers add character, window reveals a pleasant view over the rear garden. There are two good sized double bedrooms, the principal benefits from an ensuite bathroom and built-in recessed shelved cupboard together with exposed brick wall, feature fireplace, large ceiling timbers and a front facing window. Bedroom two is served by a generous house bathroom and a home office area is also located on this floor, with a return staircase leading to the second floor.

The second floor offers two further bedrooms, both with vaulted ceilings and exposed timbers, built in eaves storage and cupboards. Bedroom two has roof windows and delightful views over the rear garden and countryside beyond. This bedroom also includes built-in storage and an ensuite shower room.

To the outside, the property benefits from driveway parking, extending down the side to a detached single garage with a manual up and over door, light and power. The front garden is enclosed by a rustic brick wall, featuring a neat lawn with flower borders and a path leading to the front entrance. The standout feature, however, is the beautiful cottage style rear garden, generous in size and boasting well stocked borders, mature hedging and trees to give privacy with a designated seating area at the head of the garden for relaxation and outdoor dining.

