



PUMP ALLEY, BOLTON PERCY
GUIDE PRICE £900,000

Carter Jonas

PUMP ALLEY, BOLTON PERCY

One of the finest properties in Bolton Percy, this exceptional detached family home showcases spacious living in a prime village location.

Elegant Village Residence in a Private Gated Setting

Nestled in the heart of the highly desirable village of Bolton Percy, this impressive detached family home offers almost 3,500 sq ft of beautifully proportioned accommodation, occupying a secluded position behind private gates within mature grounds extending to just under one-third of an acre.

Designed to accommodate modern family living, the property provides an exceptional balance of versatile living space and privacy. The welcoming reception hall forms the heart of the home and leads to a selection of generously sized reception rooms, including a formal drawing room, sitting room, dining room and a spacious family room, offering excellent flexibility for both everyday living and entertaining. The well-appointed breakfast kitchen is complemented by a separate utility room, while a dedicated study provides an ideal work-from-home environment.

The first-floor accommodation is equally impressive, featuring a spacious principal bedroom with en-suite shower room and a guest bedroom also benefiting from en-suite facilities. Two further double bedrooms are served by a family bathroom, while a useful box room provides additional storage space.

Externally, the property continues to impress with extensive driveway parking, a double garage with valuable overhead storage, and established gardens that create a wonderful backdrop for outdoor relaxation and entertaining. Surrounded by mature planting and enjoying a peaceful village-centre position, this outstanding home presents a rare opportunity to acquire a substantial family residence in one of the area's most sought-after locations.

TENURE Freehold

LOCAL AUTHORITY North Yorkshire Council

EPC BAND D

ONE OF THE FINEST PROPERTIES IN BOLTON PERCY, THIS EXCEPTIONAL DETACHED FAMILY HOME SHOWCASES SPACIOUS LIVING IN A PRIME VILLAGE LOCATION.

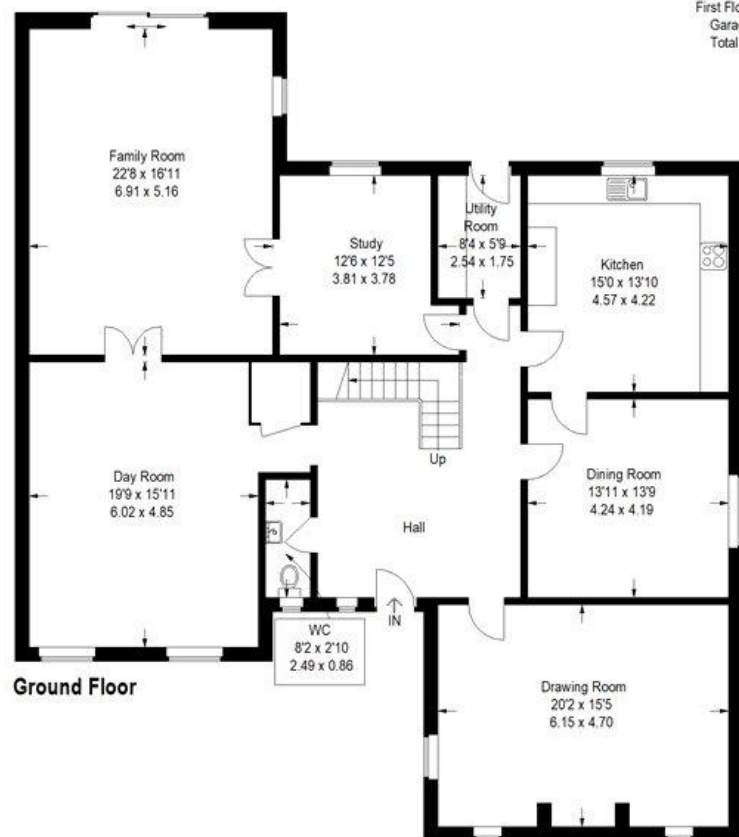




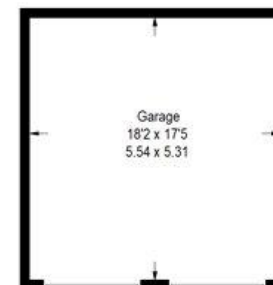


The Lodge, Pump Alley, Bolton Percy, York, YO23 7AE

Approximate Gross Internal Area
Ground Floor = 1984 sq ft / 184.3 sq m
First Floor = 1413 sq ft / 131.3 sq m
Garage = 317 sq ft / 29.4 sq m
Total = 3714 sq ft / 345.0 sq m

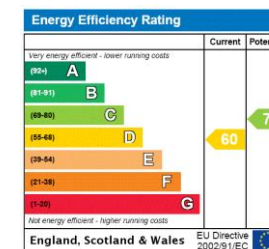


First Floor



(Not Shown In Actual
Location / Orientation)

Illustration for identification purposes only, measurements are approximate, not to scale.



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