



WINDY RIDGE, MARSH LANE, BOLTON PERCY
£750,000

Carter Jonas

MARSH LANE, BOLTON PERCY, YO23 7BA

Occupying a wonderful non-estate position within the highly regarded village of Bolton Percy, Windy Ridge represents a rare opportunity to acquire an architect-designed split-level home, enjoying some of the most spectacular countryside views in the area. Designed and built approximately 40 years ago by the present owners in conjunction with their architect, the property has been thoughtfully positioned to fully optimise both the plot, natural light and its stunning setting.

From an unassuming frontage, the house unfolds to reveal nearly 2,000 sq. ft of beautifully arranged accommodation, with far-reaching views that have been cherished by the owners ever since. At its heart lies a magnificent sitting and dining space, where expansive glazed panoramic windows perfectly frame the ever-changing landscape beyond. A recently fitted dining kitchen complements the living space beautifully, whilst a separate utility room and cloakroom/WC provide everyday practicality. The overall feel is one of peace, privacy and a strong connection to the surrounding countryside.

The accommodation is arranged over a well-considered split-level layout. To the first bedroom level are two generous double bedrooms, served by a family bathroom, whilst the principal bedroom occupies the upper level, providing a more private retreat complete with en suite facilities. Attractive views are enjoyed not only across the rear but also over open farmland to the front, with the quiet lane further enhancing the sense of tranquillity.

Homes of this nature rarely come to the market, particularly with such an unspoilt and enduring outlook. A truly special village home, offering a lifestyle as much as a property, and ideally suited to buyers seeking privacy, nature and a spectacular rural setting.

TENURE Freehold

EPC BAND D

AN ARCHITECT-DESIGNED HOME IN A SUPERB NON-ESTATE POSITION WITHIN BOLTON PERCY, ENJOYING BREATHTAKING WOODLAND VIEWS TO THE REAR AND OPEN FARMLAND TO THE FRONT. ALMOST 2,000 SQ FT, OF BEAUTIFULLY BALANCED ACCOMMODATION







Windy Ridge, Marsh Lane, Bolton Percy York, YO23
 Approximate Area = 1989 sq ft / 184.8 sq m
 Garden Store = 141 sq ft / 13.1 sq m
 Total = 2130 sq ft / 197.9 sq m



Lower Ground / Ground Floor



First / Second Floor



This floor plan has been drawn in accordance with RICS Property Measurement 2nd edition.
 All measurements, including the floor area, are approximate and for illustrative purposes only. @fourwalls-group.com #108898

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		
55-68	D		
39-54	E	69 D	71 C
21-38	F		
1-20	G		

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