



*WISHART*  
ESTATE AGENTS

Vine Court  
Pump Alley  
Bolton Percy  
York

£575,000

- Beautiful 5 bedroom detached family home
- Picturesque village location
- Set in 1/3 of an acre
- Stunning gardens
- Large conservatory
- Modern kitchen and bathroom
- Large, gated driveway
- Triple timber garage and original double stone built garage





A composite front door opens into a beautiful central entrance hall with attractive décor and moulded coving. Modern vertical radiators as well as plush carpet have been fitted throughout the hallway and reception rooms. A turning staircase with decorative balustrade leads to the first floor accommodation and provides extra storage space beneath.

Located off the hallway and tucked away from the other reception rooms is the study. This bright and airy room, which would lend itself to numerous functions, has a large window overlooking the front aspect.



Across the hall, the lounge, which boasts dual aspect windows and patio doors and is flooded with natural light. The focal point of this room is a decorative coal-effect fireplace with tiled hearth and timber mantle. Neutral décor and a modern vertical radiator complement the attractive coving and ceiling roses.

The large conservatory has contemporary bi-folding doors opening out to the wonderful rear garden; perfect for summer days and nights in this village location. This spacious additional reception room, stretching the length of the property, has been fully fitted with blinds on the windows and the ceiling



and has tile flooring; ideal for stepping in from the decking area.

Located to the rear of the property, the spacious open plan peninsula kitchen and dining area is fitted with modern high gloss units, including a wall of full-length cupboards and pan drawers. Integrated appliances include a fridge freezer, dishwasher, Neff double oven and induction hob with chrome effect extractor hood over. Beneath the window, overlooking the rear garden, is a stainless steel sink with drainer and mixer tap and contrasting work surfaces. Flooded with natural light, the dining area has French doors allowing access to the rear garden.

Extended to the original property, a small utility has been added which benefits from a further sink and mixer tap, plumbing for a washing machine and tumble drier. The utility also houses a low level WC. The house oil-fired central heating boiler is located in this area.

The decorative, spindled balustrade leads to a well-lit galleried landing space and first floor accommodation. A window to the front elevation overlooks the gated driveway and out buildings. Additional storage has been added, including a linen cupboard.

The Master bedroom benefits from dual aspect windows and an array of fitted bedroom furniture. A timber beam provides character to this generous double room.

A beautiful en-suite has fully tiled walls, and is a four piece white suite, including a free-standing glass shower enclosure. This room, which has been fitted with spotlights and a heated towel rail, also has dual aspect windows with frosted glass.

Also on the first floor is a further double bedroom with large window overlooking the rear garden. This room has ample space for a large bed and bedroom furniture.

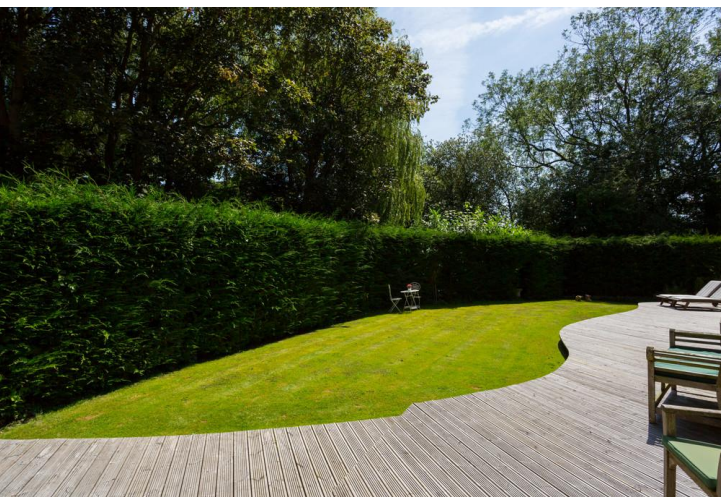
There is also a generous sized single bedroom overlooking the front aspect.

A contemporary house shower room has been fitted with a large walk-in shower, including a glass screen and waterfall shower head. The suite is completed with a white, low-level WC and wash hand basin. The room, which has fully tiled walls, has contrasting floor tiles. Three small, high-level windows allow for light and add character to the room.

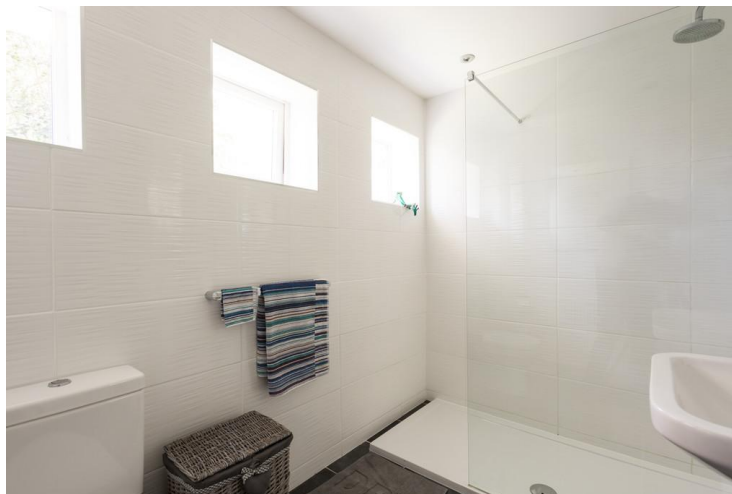
Up a further flight of stairs, the second floor provides two further bedrooms, one a generous double, currently used as a hobby room, and a good-sized single with en-suite











including shower, hand wash basin and low level WC.

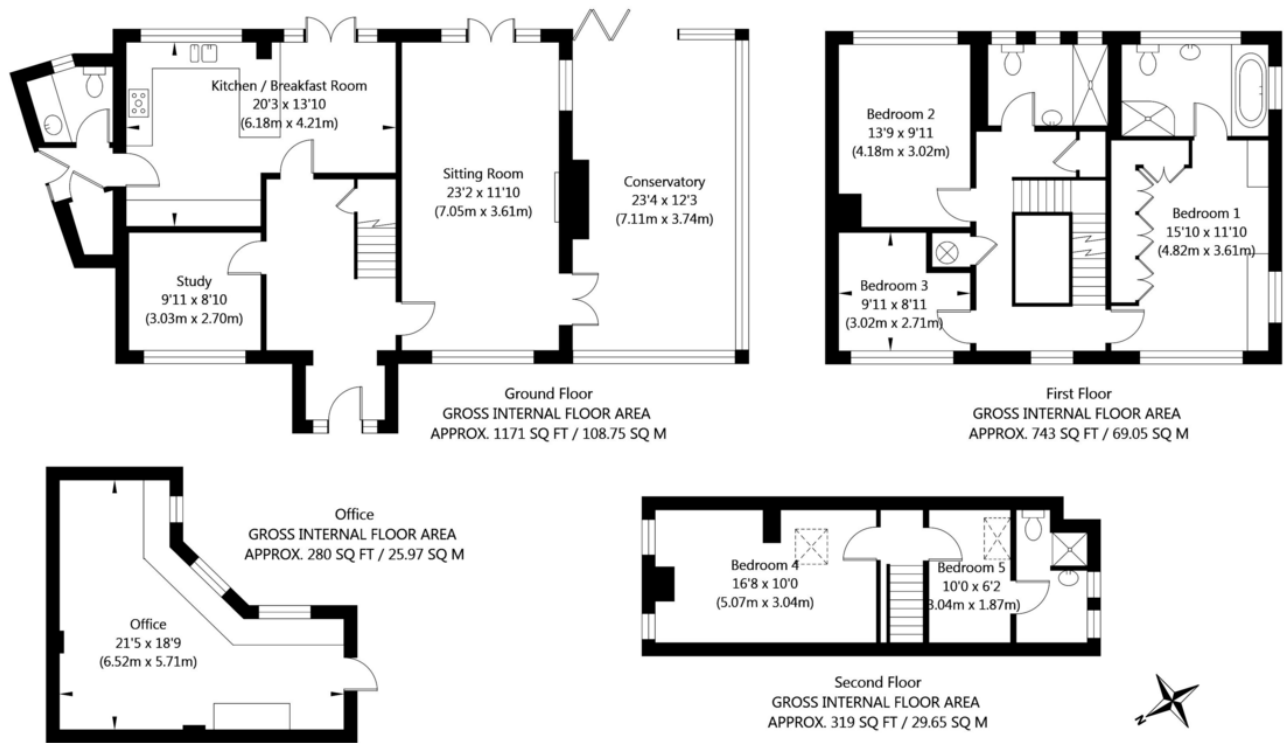
Externally, this beautiful, stone detached property, which is set in approximately 1/3 of an acre, is approached through private gates into a large, gravelled driveway.

Providing an abundance of secure vehicular storage, ideal for Vintage Car lovers, the plot boasts an impressive and fully insulated timber construction triple garage with power, light and tiled flooring. An additional store to the side also provides light and power and is accessed via a pedestrian door. Opposite stands the original detached stone built

double garage with power, light, water and workbench, which can also be accessed via a pedestrian door located to the side.

A former stable has been converted to provide a brick built workshop. This versatile space could easily be used as a home office or studio, and features built-in base unit storage and workbench.

Access to the rear of the property leads to a bright, peaceful and private outdoor space. An impressive decked seating area spanning the full width of the property leads onto a beautifully maintained garden, complete with summer house.



NOT TO SCALE - FOR ILLUSTRATIVE PURPOSES ONLY  
 APPROXIMATE GROSS INTERNAL FLOOR AREA 2513 SQ FT / 233.42 SQ M  
 All Measurements and fixtures including doors and windows are approximate and should be independently verified.  
 www.exposurepropertymarketing.com © 2019

### COUNCIL TAX BAND

Tax band F

### TENURE

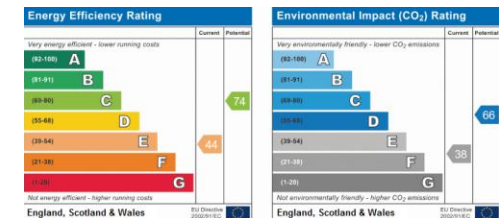
Freehold

### LOCAL AUTHORITY

Selby District Council

### DIRECTIONS

Entering Bolton Percy from Oxton Lane, you pass Bolton Percy Cricket Club and continue round a slight left hand bend. Take the second right hand turn and continue along the road toward All Saints Church, which is located on your right hand side. Just past the church take the first left and then an immediate right onto Pump Alley. Continue to the bottom of Pump Alley, and Vine Court can be located to the left hand side, at the bottom of the lane.



### OFFICE

Wishart Estate Agents  
 Wilton House  
 Station Road  
 Tadcaster  
 North Yorkshire

**T:** 01904 404558

**E:** info@wishartestateagents.co.uk

**W:** www.wishartestateagents.co.uk

Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers/tenants are advised to recheck the measurements

