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ESTATE AGENTS

Chapel House  
Marsh Lane  
Bolton Percy  
York  
YO23 7BA  
£550,000

- Former Chapel
- Unique Property with Character
- Three Reception Rooms
- Lawned Garden and Driveway
- Carport, Garage, Log Store, Shed
- Open Views
- Highly Sought-After Village Location
- Tadcaster Grammar School Catchment



This five bedroom family home situated in the pretty village of Bolton Percy, offers all the benefits and clean lines of modern living, yet has retained the charm and character of its former life. Originally built as a Chapel, the property was converted into a dwelling in the 1960's.

A drive and carport allow ample off street parking to the front and a pathway running alongside the front lawn, leads to a part glazed front entrance door. There is also a patio seating area and a further side lawned garden. The tiled entrance hallway is wide enough to accommodate a console table and seating and benefits from a storage cupboard ideal for coats and shoes. Believed to be original, the cast iron fireplace is one of the many features that add character to this home.



The ground floor bathroom is fitted with a roll top bath with shower attachment, a low-level W/C and a pedestal hand wash basin. A frosted window to the rear aspect allows for natural light and ventilation. Mosaic-style tiling to the walls contrasts with the neutral floor tiling.

The kitchen/breakfast room with its dual aspect windows, is fitted with a range of timber-effect base and wall units, including a carousel cupboard. Two white porcelain sinks with mixer tap sit beneath a window overlooking the side lawn. Laminate worktops and a tiled splashback surround a Tecnik stove and hob with extractor above. Space is provided for a freestanding fridge/freezer and an integral dishwasher is included. The dining end of the room also offers ample space for a full-size breakfast table and chairs. There is also a laundry/utility area,



fitted with a separate sink and also offers space for a washing machine.

Back through the hallway, a stained-glass door leads into the lounge. Generous in size with two windows overlooking the front aspect, the room is flooded with natural light and timber beams further add to the character. A staircase provides access to the first-floor accommodation and has a useful storage cupboard beneath. A mirror image of the lounge, the dining room also boasts a spindled staircase leading to the master bedroom. A multi-fuel stove on a tiled hearth, services both of these rooms, making it warm and cosy in the winter months. The main focal point in the dining room, which can accommodate a large formal dining arrangement, is a full-length picture window, which allows for natural light via the garden room.

Upgraded by the current vendors, the garden room which runs along the rear of the property, has had the windows and flooring replaced. Double doors lead out onto yet another patio seating area. The oil-fired central heating boiler is also positioned here.

Extended from the original footprint, the master bedroom can accommodate a large bed, has a vaulted ceiling with spotlights and eves storage. Dual aspect, Velux windows enhance the light in this room.

A generous landing with what are believed to be original pine, exposed timbers gives a better insight into how unique this building is and really adds a wow factor to the property. This versatile space with a large window and wonderful views across open countryside could lend itself to numerous uses,

including a peaceful reading corner or perhaps a dressing area, as there is built-in storage and space for a freestanding wardrobe.

Also situated on this landing, a shower room offers a shower cubicle with electric shower, a low-level WC and a hand wash basin. This room has white tiled walls, oak flooring and an exposed beam.

A staircase leading from the lounge takes you to the main landing where there are four other bedrooms. Two generous double bedrooms, one with built-in wardrobes, the other with a shelved linen cupboard and Jack and Jill doors to allow access to the master landing and the shower room. There are also two single bedrooms with quaint arch-shaped shelving, one benefits from a Velux window and would make an ideal home office.

Externally, the property offers ample off-street parking, a lawn to the front and side of the property and wonderful views across open countryside. A carport and a garage, covered log store and shed are also included. There is a useful outside tap, sink and power sockets.





NOT TO SCALE - FOR ILLUSTRATIVE PURPOSES ONLY  
APPROXIMATE GROSS INTERNAL FLOOR AREA 1968 SQ FT / 182.89 SQ M - (Excluding Garage)  
All Measurements and fixtures including doors and windows are approximate and should be independently verified.  
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### COUNCIL TAX BAND

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### TENURE

Freehold

### LOCAL AUTHORITY

Selby District Council

### DIRECTIONS

Heading west bound along the A64 towards Leeds, between Copmanthorpe and Tadcaster take the left hand turn for Bilbrough Top. Follow the road to the rear of the services, at the T junction turn left onto Colton Lane, past Colton village, over the railway bridge, turn immediate right onto the New Road, towards the village of Bolton Percy. Turn right onto Old Road which runs into Marsh Lane, follow the road round, take the left hand fork, almost at the end of the lane, Chapel house is located to the right and can easily be identified by a Wishart Estate Agents For Sale flag.

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