



WISHART
ESTATE AGENTS

The Stables
4 Low Farm Road
Bolton Percy
York
YO23 7AH

Offers Over £375,000

- Two bed barn conversion
- Idyllic location
- Open views to the rear
- Exclusive development
- Easy access to A64/M1/A1(M)
- Characterful internal accommodation
- Driveway for ample off-road parking
- A semi-rural village with welcoming community



Highly individual, we are delighted to present to the market this unique, single storey barn conversion in the idyllic village of Bolton Percy. Converted in 2018 from a period barn, the spacious and characterful internal accommodation includes an open plan living area, principal bedroom with an en-suite shower room and a walk-in wardrobe, and a second bedroom served by a stylish house bathroom.

Externally, the property benefits from ample off-road parking upon a long, courtyard driveway. A fully enclosed lawn garden is located to the rear which benefits from gravel and patio seating areas, a greenhouse/shed combi garden building and delightful views of

the open countryside beyond.

The property is entered via a welcoming hallway off the block paved, courtyard style driveway. Featuring engineered oak flooring throughout, exposed timber doors and a huge storage cupboard, complete with coat storage, electrical fuse boxes, hot water tank, underfloor heating control panel and controls for the air source heat pump.

The vast living area features a very well-equipped kitchen with ample storage and granite work preparation areas over. Integrated appliances include oven, hob and extractor fan, dishwasher washing machine and fridge freezer. A breakfast bar offers an informal dining option

if required. A sink sits below a window overlooking the rear garden and open countryside beyond.

The naturally light dining and seating areas boast characterful vaulted ceilings with exposed beams, woodburning stove, engineered oak flooring and bi-fold doors to the rear elevation, as well as barn conversion style windows to the front, all of which add charm to the room.

Located to the opposite end of the property, along the hallway, the principal bedroom is a good size double with ample space for bedroom furniture. This room also benefits from additional storage within a built-in wardrobe. As one would expect in a property of this calibre,

the principal bedroom also features an en-suite shower room complete with low-level WC, wash hand basin and shower cubicle. Metro tiles, an extractor fan and window to the front elevation complete the stylish ensuite.

Bedroom two, currently used as a home office could provide a further double bedroom, or very good size single room. Windows overlook the driveway to the side of the property.

Serving bedroom two, the house bathroom features a three-piece suite to include: low-level WC, wash hand basin, bath with shower over and glass side screen. There is a window to the side elevation and extractor fan. Metro tiles to the wall and stylish tiled flooring

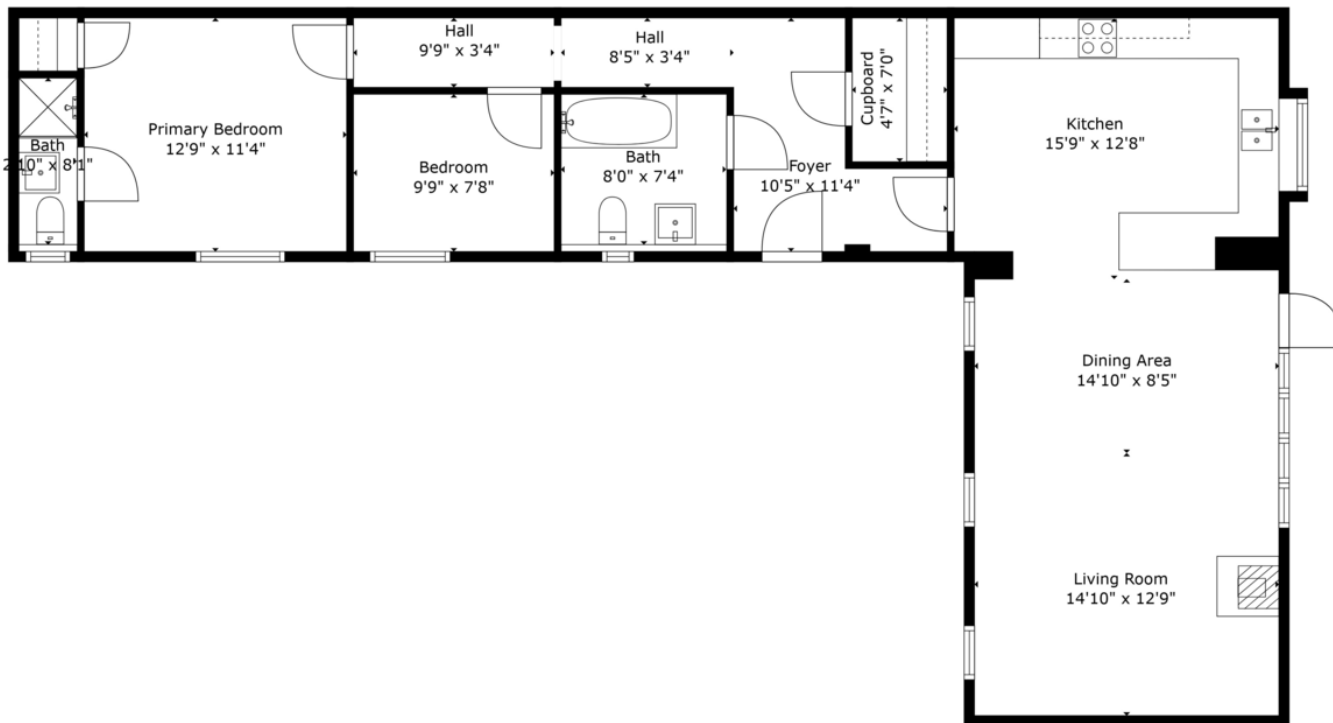
complete the house bathroom.

The rear garden is mainly laid to lawn, fully enclosed and benefits from patio and gravel seating areas. To the rear of the garden is a shed/greenhouse combi outbuilding which will remain with the purchase of the property. Beyond the rear garden fence are stunning views of the open countryside to the edge of this sought after village.

Central heating is provided to the property via underfloor heating to each room. The property benefits from an air source heat pump.

North Yorkshire County Council
Council Tax Band C
EPC rating D





TOTAL: 1027 sq. ft
 FLOOR 1: 1027 sq. ft
 EXCLUDED AREAS: EMBEDDED WINDOW: 5 sq. ft
 Measurements Are Calculated By Cubicasa Technology. Deemed Highly Reliable But Not Guaranteed.

COUNCIL TAX BAND

C

TENURE

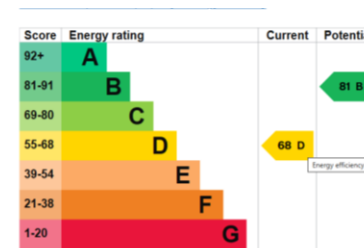
Freehold

LOCAL AUTHORITY

North Yorkshire County Council

DIRECTIONS

Leaving the A64 at Bilbrough Top junction, follow the sign posts for Bolton Percy, which is just over 3 miles from the A64. Passing Colton village on your left, heading over Colton Junction railway bridge before turning right and heading toward the windmill. Turn right towards the village, pass over the second railway bridge and follow the road directly into the village via the left hand turn on to Old Road. Take the first left onto Low Farm Road.



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Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are 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

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