Marsh Lane, Bolton Percy, York

£675,000

Stephensons
estate agents & chartered surveyors

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Marsh Lane, York YO23 7BA

Est. 1871

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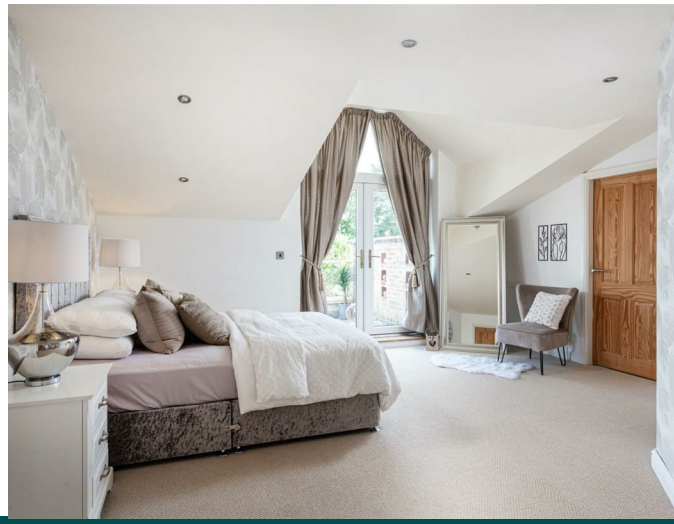
Having been comprehensively renovated and significantly enhanced by the current owners, The Nook is an outstanding detached family home offering over 2,200 sq ft of beautifully appointed accommodation, combining exceptional open-plan family living with elegant, carefully considered interiors throughout. Occupying a plot approaching a quarter of an acre with uninterrupted countryside views to the rear, this exceptional home offers an enviable blend of contemporary luxury and village living, all within easy reach of York city centre.

The accommodation begins with a welcoming entrance hall, where striking herringbone flooring immediately sets the tone for the quality found throughout the home. This beautiful flooring continues seamlessly through the impressive open-plan living space, creating a wonderful sense of continuity and sophistication.

Designed very much with modern family life in mind, the heart of the home is the exceptional open-plan kitchen, dining and family room. The kitchen is fitted with an extensive range of high-quality cabinetry, complemented by quartz work surfaces, a large central island with breakfast seating and a comprehensive range of integrated appliances. The dining area comfortably accommodates a large family table, while the adjoining family room provides a relaxed seating area centred around a contemporary log-burning stove. Large sliding doors frame the rear garden and open countryside beyond, flooding the room with natural light and creating an effortless connection between the inside and outside.

Complementing the open-plan living area is a generous utility



Tenure: Freehold
Broadband Coverage: Up to 1000* Mbps download speed.
EPC Rating: C - 72
Council Tax: G - North Yorkshire
Current Planning Permission: No current planning permissions

Imagery Disclaimer: Some photographs and videos within these sales particulars may have been digitally enhanced or edited for marketing purposes. They are intended to provide a general representation of the property and should not be relied upon as an exact depiction.

room, fitted with matching cabinetry, additional work surfaces, plumbing for appliances and its own external access, ensuring the practical aspects of day-to-day family life are every bit as well considered as the entertaining spaces.

A separate sitting room offers a quieter retreat, ideal for relaxing away from the main living space, while a dedicated study provides an excellent home office. A contemporary ground floor shower room and the integral garage complete the ground floor accommodation.

The first floor continues the impressive feel of the home, centred around a spacious, light-filled landing that immediately reinforces the sense of quality found throughout the property.

Occupying almost the entire rear elevation, the principal suite is undoubtedly one of The Nook's defining features. Beautifully proportioned, the bedroom opens onto a private balcony where uninterrupted views stretch across the gardens and open countryside beyond. A generous walk-in dressing room leads through to a luxurious en-suite bathroom, complete with a freestanding bath, separate walk-in shower and contemporary fittings, creating a superb hotel-style retreat.

Bedroom Two is another generous double bedroom and benefits from its own stylish en-suite shower room, making it ideal for guests or older children seeking additional independence. A further spacious double bedroom is served by the beautifully appointed family bathroom, while Bedroom Four is currently arranged as an excellent home office, offering an useful workspace while remaining a versatile fourth bedroom should future owners require.

Outside, The Nook enjoys a plot approaching a quarter of an acre. To the front, a substantial gravelled driveway provides extensive off-street parking and leads to the integral garage. The rear garden is a true highlight, with a generous expanse of lawn stretching towards open countryside to create an exceptional

outdoor space for families and entertaining alike. The uninterrupted rural backdrop provides a wonderful sense of privacy and tranquillity, making this a garden to enjoy throughout the seasons.

Bolton Percy is one of the area's most desirable villages, renowned for its attractive period properties, welcoming community and beautiful rural surroundings. The village offers an idyllic lifestyle with scenic countryside walks on the doorstep, while remaining within easy reach of York city centre. Combining the peace of village life with the convenience of nearby amenities and excellent connectivity, it continues to be one of the most sought-after locations on the western side of York.

In accordance with Anti-Money Laundering Regulations, we are required to carry out identity and anti-money laundering checks on all purchasers. A non-refundable fee of £30 + VAT (£36 including VAT) per purchaser is payable for these checks. The fee must be paid before we can issue a Memorandum of Sale to the solicitors and is non-refundable should the purchase subsequently not proceed.

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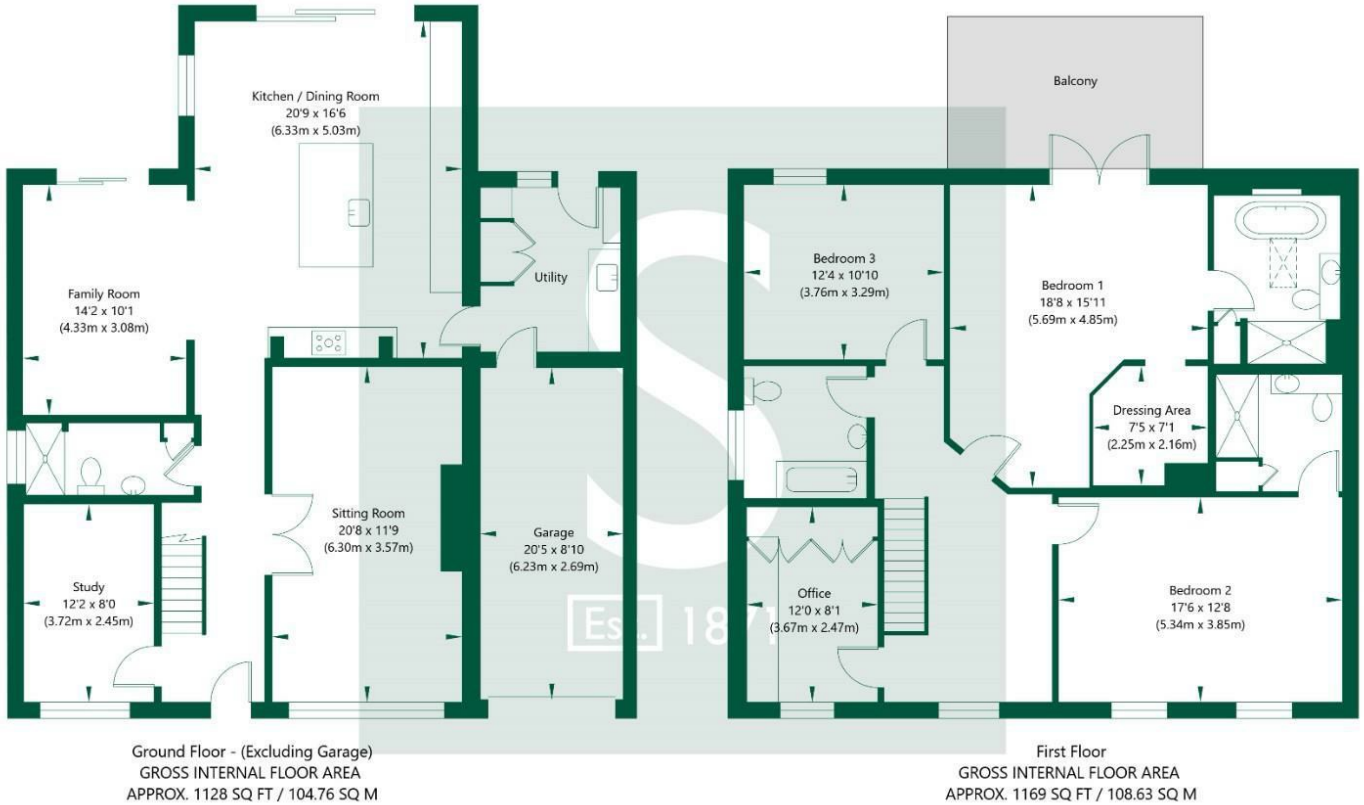

Ground Floor - (Excluding Garage)
GROSS INTERNAL FLOOR AREA
APPROX. 1128 SQ FT / 104.76 SQ M

First Floor
GROSS INTERNAL FLOOR AREA
APPROX. 1169 SQ FT / 108.63 SQ M

NOT TO SCALE - FOR ILLUSTRATIVE PURPOSES ONLY
APPROXIMATE GROSS INTERNAL FLOOR AREA 2297 SQ FT / 213.39 SQ M - (Excluding Garage)
All measurements and fixtures including doors and windows are approximate and should be independently verified.
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