



**COPPERFIELDS, SCHOOL LANE, BOLTON PERCY, YO23 7AD**  
£525,000

**Carter Jonas**

# COPPERFIELDS, SCHOOL LANE, BOLTON PERCY, YO23 7AD

**A SUPERB DETACHED VILLAGE HOME ON SCHOOL LANE, BOLTON PERCY, OFFERING APPROX. 1,800 SQ FT OF LIVING SPACE. BEAUTIFULLY PRESENTED AND FLEXIBLE, WITH A LOVELY GARDEN AND VIEWS OVER AN ADJACENT PADDOCK. IDYLIC VILLAGE LIVING.**

A superb detached village home with a rare open outlook over a paddock, Copperfield offers beautifully presented, flexible accommodation extending to approx. 1,800 sq ft. Set on School Lane in the heart of Bolton Percy, the property combines strong reception space, adaptable bedroom provision and excellent day-to-day flow – ideal for modern family living and home working.

The ground floor is arranged with flexibility in mind. A welcoming entrance hall leads to a bay-fronted sitting room with a feature fireplace, alongside a generous breakfast/kitchen fitted with granite worktops, integrated appliances and a central island – very much the heart of the home. There is also a dedicated study and a stylish ground-floor bathroom.

A key advantage of Copperfield is its flexibility. In addition to the main living areas, the ground floor provides two further rooms (currently arranged as a bedroom and a craft/hobby room), offering excellent versatility as guest accommodation, additional bedrooms, a playroom or further workspace depending on individual requirements.

The first floor offers a large main bedroom, an additional bedroom and a large bathroom with shower and bath. There is plenty of storage space including under-eaves storage on this level.

Outside, the property really comes into its own. The gardens have been thoughtfully landscaped with seating areas, pathways and established planting, and enjoy a lovely open aspect to the rear across a paddock. A carriage driveway provides ample private parking for up to four cars complemented by a detached garage/workshop.

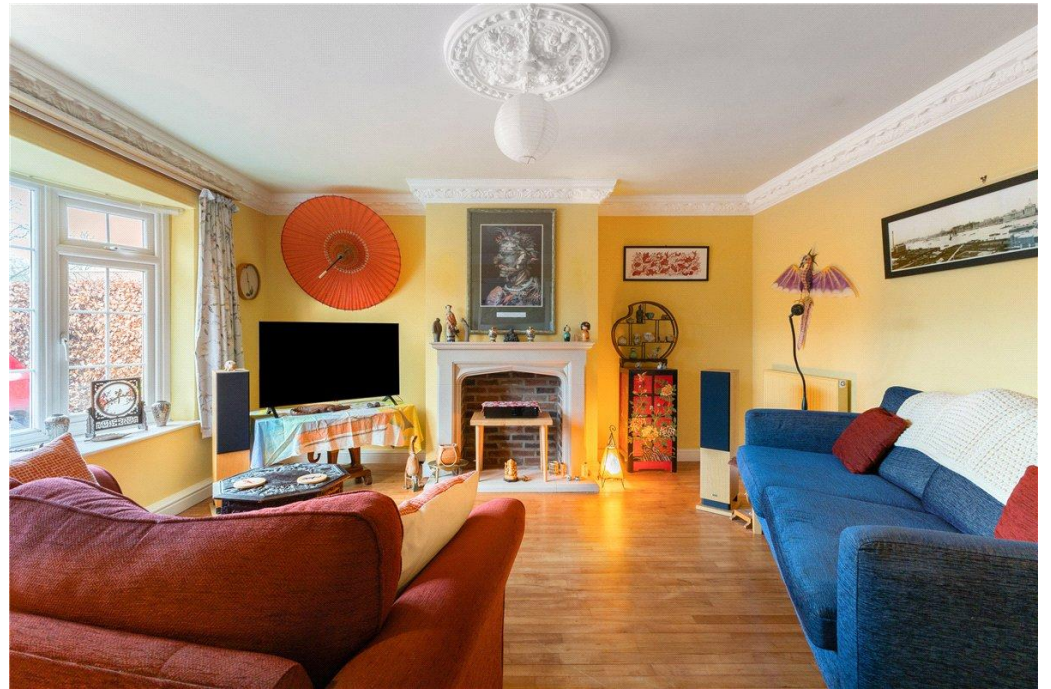
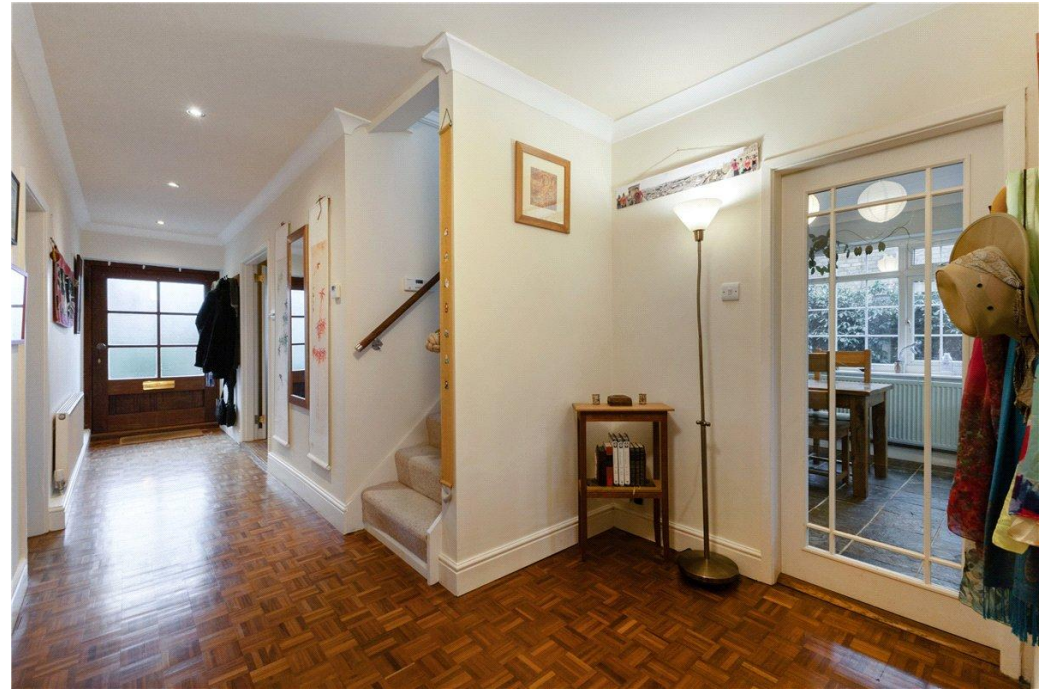
**TENURE** Freehold

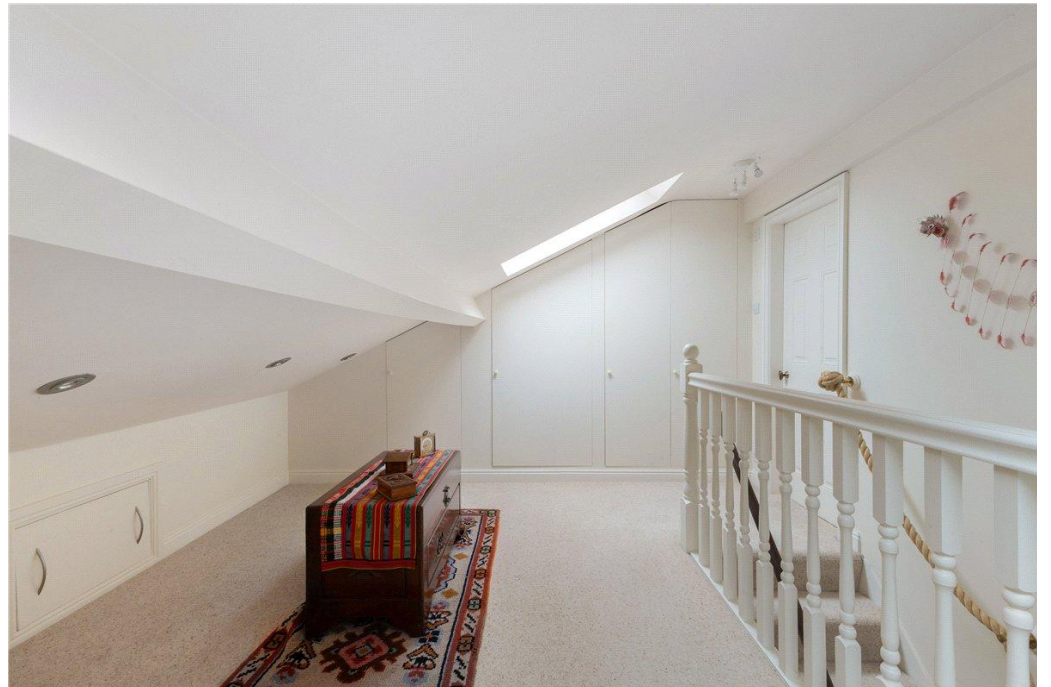
**LOCAL AUTHORITY** North Yorkshire Council

**COUNCIL TAX** E

**EPC BAND** D



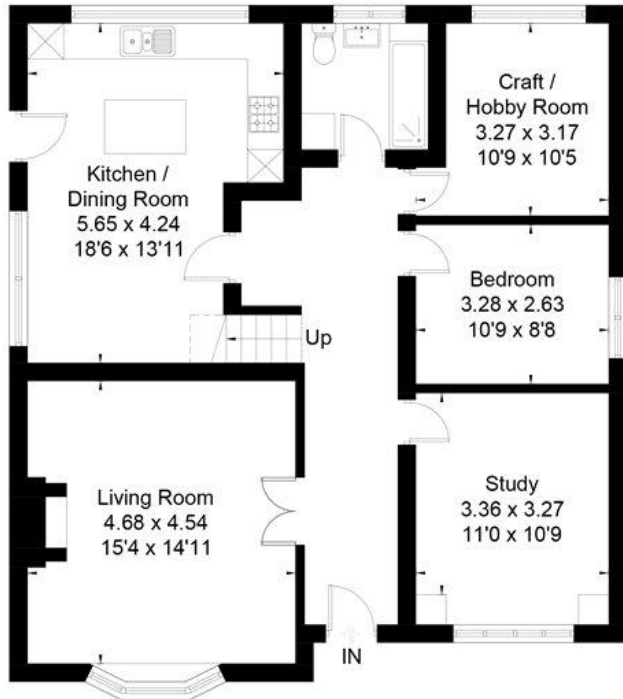




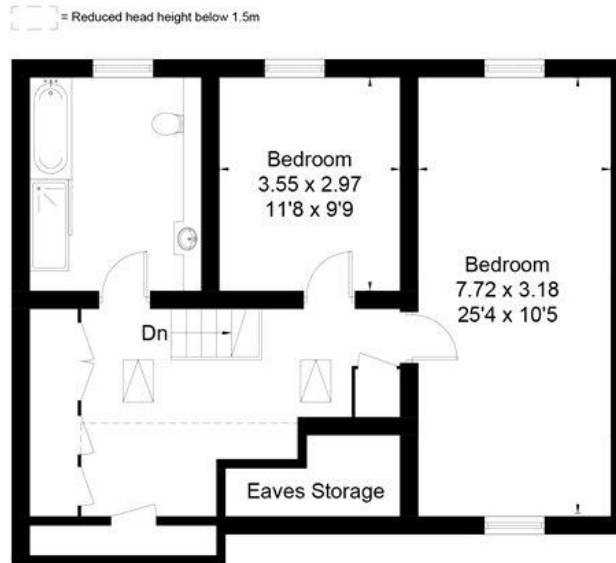




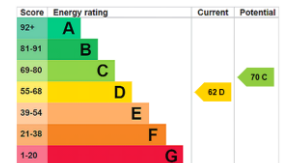
Copperfield, School Lane, Bolton Percy York, YO23  
 Approximate Area = 1802 sq ft / 167.4 sq m  
 Outbuilding = 139 sq ft / 12.9 sq m  
 Total = 1941 sq ft / 180.3 sq m  
 (Including Eaves)



Ground Floor



First 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 #102851

York 01904 558200

york@carterjonas.co.uk  
 82 Micklegate, York, YO1 6LF

carterjonas.co.uk  
 Offices throughout the UK

**IMPORTANT INFORMATION**

These particulars are for general information purposes only and do not represent an offer of contract or part of one. Carter Jonas has made every attempt to ensure that the particulars and other information provided are as accurate as possible and are not intended to amount to advice on which you should rely as being factually accurate. You should not assume that the property has all necessary planning, building regulations or other consents and Carter Jonas have not tested any services, facilities or equipment. Any measurements and distances given are approximate only. Purchasers must satisfy themselves of all of the aforementioned by independent inspection or otherwise. Although we make reasonable efforts to update our information, neither Carter Jonas LLP nor anyone in its employment or acting on its behalf makes any representations warranties or guarantees, whether express or implied, in relation to the property, or that the content in these particulars is accurate, complete or up to date. Our images only represent part of the property as it appeared at the time they were taken. If you require further information please contact us.