



Herdwick Pastures | Bolton | Appleby | CA16 6AW

Guide Price £625,000



**david britton**  
ESTATES

## Key features

- 2292 sqft of living accommodation
- Detached 4 bedroom home
- Exclusive new development with luxurious finishes throughout
- Three Parking spaces
- High Energy Efficiency
- High quality fixtures and fittings
- Off road parking
- Garden
- Integral Single Garage
- Lovely countryside views

## Description

\*\* ARCHITECT DESIGNED 2292 SQ FT DETACHED HOME WITH GARAGE \*\*

Impressive four bedroom home sits within an exclusive development of only 4 contemporary properties in the pretty Eden Valley village of Bolton.

Sitting on a generous sized plot and well positioned to take in the countryside views to the rear, this property is ideally placed for family living or failing that for those looking to downsize into a high quality, easy to maintain home close to Appleby, Penrith and the Lake District National Park.

Completed to a luxury specification with high quality fixtures and fittings, the design and layout internally has been well considered creating modern family living spaces and well-proportioned rooms. Homes of this specification and in this location rarely come to the market and the attention to detail in these homes is outstanding.

Internally on the ground floor, there is an impressive entrance hallway, lounge, open plan living/dining kitchen, utility room, cloakroom. On the first floor, four double bedrooms, one with an ensuite shower room and dressing area and a stylish family bathroom. The kitchen and bathrooms are of a high standard and have a luxurious finish, with quality fittings and sanitary ware, all from local supplier Marshall Mason of Cumbria. At the pre-market stage, buyers will have the opportunity to upgrade their choices of kitchens, bathrooms and tiling/shower panelling.

Externally, to the front of the property there is parking for three vehicles, an integral single garage and lawned garden. The rear garden is mainly laid to lawn with a paved patio area where you can enjoy alfresco dining.

All the properties on this development have the benefit of a builders warranty and are extremely energy efficient with air source heating, underfloor heating across the ground

## Directions





# Floor plans



Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
<i>Not energy efficient - higher running costs</i>		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	



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