



Herdwick Pastures | Bolton | Appleby | CA16 6AW

Guide Price £725,000



**david britton**  
ESTATES



## Key features

- 2400 sqft of living accommodation
- Exclusive new Development
- 4 bedroom detached home
- Architect Designed
- Luxurious Finished throughout
- 3 parking spaces
- High Energy Efficiency
- 1/2 acre field
- Integral 1.5 Garage
- Lovely countryside views

## Description

\* 2400 SQFT ARCHITECT DESIGNED NEW BUILD WITH 1/2 ACRE FIELD \*\*

Stunning Architect designed, 2400 sqft, detached four bedroom home sits within an exclusive development of only 4 contemporary properties in the pretty Eden Valley village of Bolton. 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.

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 falling that for those looking to downsize into a high quality, easy to maintain home close to Appleby, Penrith and the Lake District National Park.

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, another with an ensuite 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 1.5 garage and lawned garden. The rear garden is mainly laid to lawn with a paved patio area where you can enjoy alfresco dining. In addition to this there is a 1/2 acre field to the rear. 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 floor and electric car charging points. Within the s

## 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	



Unit 3 Mason Court Gillan Way, Penrith 40 Business Park  
 Penrith  
 Cumbria  
 CA11 9GR  
 01768881111  
 Sales@brittonestates.co.uk  
 www.brittonestates.co.uk