

## Eden Grove, Bolton, Appleby-In-Westmorland, CA16 6FT

- Select development of 10 houses
- High Specification
- Open plan kitchen
- 10 year warranty
- SAP B
- Detached 5 bed family homes
- Two Receptions
- Two ensembles
- Two parking spaces

**Prices From £520,000**



# Eden Grove, Bolton, Appleby-In-Westmorland, CA16 6FT

## DESCRIPTION

\*\*\*Plot One, now released\*\*\* Eden Grove is a select development of ten new build family homes nestled in the village of Bolton which lies approximately four miles north west of Appleby, and surrounded by beautiful countryside.

The Eden is an elegant, spacious and effortlessly practical family home across three floors with five bedrooms. On the ground floor you will find the light and airy lounge along with the open plan kitchen dining area fitted with bifold doors into the garden, making the ideal space for hosting family or friends.

The main family bathroom and four bedrooms, one with an ensuite, are located on the first floor. And on the second floor you will find an impressive master bedroom and bathroom suite. For a full specification list visit our developer website at <https://rglproperties.uk/>

All the properties at Eden Grove achieve high energy performance ratings and are built to a high quality finish and they come with a 10 year warranty.

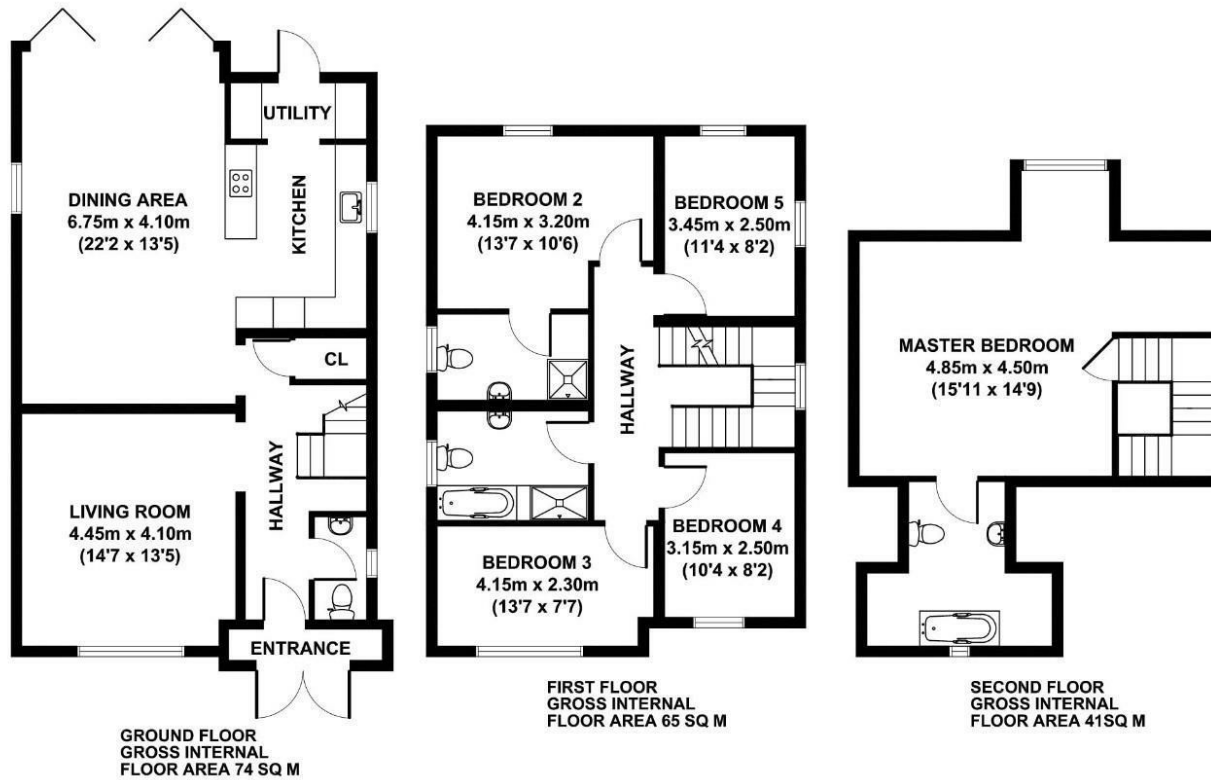
Bolton is a popular village which boasts an award-winning pub and school. The M6 and a mainline station are 15 minutes away, and there are excellent access links to the A66. Bolton's neighbouring villages of Appleby and Penrith both offer a large array of amenities.

Enjoy beautiful walks through the forests and breath-taking vistas of the Eden Valley by taking a stroll along the River Eden. Grab a bite to eat or a drink at the New Crown Inn Pub, or go to Appleby Castle and explore the castles grounds. The development falls within the boundaries of Westmorland and Furness Council.

Please note that the images are computer-generated illustration's and plot variations may occur in external finishes, landscaping, and configuration. All measurements on the floorplans are approximations and should not to be used for furniture, kitchen appliance spaces, or flooring sizes.







**EDEN GROVE DEVELOPMENT, APPLEBY IN WESTMORLAND**

**APPROX. GROSS INTERNAL FLOOR AREA 180 SQ M / 1938 SQ FT**

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows and rooms are approximate and no responsibility is taken for any error omission or mis-statement. These plans are for representation purposes only and should be used as such by any prospective purchaser. The services, systems and appliances listed in this specification have not been tested and no guarantee as to their operating ability or their efficiency can be given

### Viewings

Please contact [centralhub@hunters.com](mailto:centralhub@hunters.com), if you wish to arrange a viewing appointment for this property or require further information.

### Valuations

For a valuation of your property, please email the team with your property details, contact information and the times you are available.

## ENERGY PERFORMANCE CERTIFICATE

The energy efficiency rating is a measure of the overall efficacy of a home. The higher the rating the more energy efficient the home is and the lower the fuel bills will be.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(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>			
Not energy efficient - higher running costs			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC	

These particulars are intended to give a fair and reliable description of the property but no responsibility for any inaccuracy or error can be accepted and do not constitute an offer or contract. We have not tested any services or appliances (including central heating if fitted) referred to in these particulars and the purchasers are advised to satisfy themselves as to the working order and condition. If a property is unoccupied at any time there may be reconnection charges for any switched off/disconnected or drained services or appliances - All measurements are approximate.

**THINKING OF SELLING?** If you are thinking of selling your home or just curious to discover the value of your property, Hunters would be pleased to provide free, no obligation sales and marketing advice. Even if your home is outside the area covered by our local offices we can arrange a Market Appraisal through our national network of Hunters estate agents.



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