



## Bolton

£500,000

Windyridge, Bolton, Appleby-in-Westmorland, Cumbria, CA16 6AW

Step into a world of tranquillity and charm with this delightful detached bungalow, beautifully spread over two floors. This spacious bungalow is more than just a home; It's a lifestyle, with its perfect blend of comfort and style, offering a unique opportunity to embrace country living at its finest. You'll be captivated by breathtaking views of the surrounding countryside and the majestic Pennines, offering a picturesque backdrop to your everyday life.

As you enter through the welcoming porch, you're greeted by a grand entrance hall that seamlessly flows into a spacious living room with laminate flooring and carpeted stairs leading to the upper floor. The living space features built in log burner with surround and provides views to the rear aspect of the adjacent field and the Pennines. Two double glazed windows to rear aspect, with access to rear aspect. Laminate flooring. Leading from the living room into the fitted kitchen/ diner and the home study.

### Quick Overview

Beautifully presented detached bungalow

Spacious fitted kitchen/ diner  
Study, snug & living room with log burner

Bedroom 1 with En- suite & Juliet balcony

Utility room

Picturesque village location  
Breathtaking views of Pennines

Driveway for ample parking

Broadband - superfast available

Property Reference: P0379



4



2



3



D



Superfast  
available



Driveway  
Parking





Kitchen/ Diner



Living Room



Kitchen/ Diner



Study

The heart of the home is undoubtedly the expansive kitchen/diner, a culinary haven where family and friends can gather. Featuring integrated Bosch electric hob, double oven and extractor. Integrated fridge/ freezer and dishwasher. Stainless steel sink with hot and cold taps. Grey/ black speckled coloured worktops with light grey coloured wall and base units. Partial splashback with tiled flooring. Two double glazed windows to side aspect with double glazed patio doors leading onto the rear patio. The boiler is located here. The kitchen/ diner effortlessly transitions into a cosy snug, ideal for intimate evenings or leisurely afternoons. Double glazed patio doors allow access to the front aspect, with double glazed windows to both front and side aspect. Carpet flooring.

Leading from the living room into the versatile study which is perfect for those working from home or simply need a quiet retreat for reading and reflection. Double glazed patio doors lead onto the rear aspect. Carpet flooring. The study leads to the shower room, utility and two bedrooms.

The ground floor bedrooms, both with ample space for furnishings and personal touches. The highlight of these bedrooms is undoubtedly Bedroom 3, which boasts double glazed patio doors that open directly onto the serene rear garden. Imagine waking up to the gentle morning light streaming through the doors, stepping outside to enjoy your morning coffee amidst the tranquil greenery. This seamless indoor-outdoor connection not only enhances the room's appeal, but also provides a private retreat where you can unwind and enjoy the beauty of nature. Carpet flooring. Bedroom 4 is large double bedroom with double glazed window to front aspect with carpet flooring. Three piece shower room complete with walk in shower, WC and basin with mixer taps. Double glazed window to front aspect. Partial splashback with tiled flooring.

There is also a utility room where there is ample space for both a washing machine and tumble dryer, ensuring your laundry needs are met with ease. Stainless steel sink with hot and cold taps. Part tiled with laminate flooring. Double glazed window to front aspect. Access from the cloakroom to side aspect. Tiled flooring.

The first floor comprises of two double bedrooms, En-suite shower room and dressing room, while the landing offers additional storage space with fitted wardrobes. Double glazed window to front aspect creates a light and airy feel. Bedroom 1 is an impressive double bedroom with pitched ceiling, wooden beam, fitted mirror wardrobes, En-suite and Juliet balcony, providing breathtaking views of the countryside and the Pennines, allowing you to wake up to the gentle sounds and sights of nature. Carpet flooring. Three piece En-suite with double shower, WC and basin with mixer taps. Partial splashback with laminate flooring. Bedroom 2 is a large double bedroom with double glazed window to side aspect and double glazed Velux window to rear, flooding the room with natural light. Carpet flooring.

Externally, low maintenance front garden with wooden fence boundary, chipped stones and shrubbery. Driveway for ample parking. The rear garden continues to impress with its idyllic setting, whether you're hosting summer barbecues or enjoying a quiet morning coffee, this outdoor space is sure to be a favourite. Wooden fence boundary, grassed lawn, vegetable patch, shrubbery and patio.

Bolton is a picturesque village in the Eden Valley of Cumbria, approximately 4 miles north west of Appleby and 12 miles from the market town of Penrith, which both with a wider range of amenities.

Accommodation with approx. dimensions

Ground Floor

Entrance Porch

Entrance Hall

Living Room 29' 3" x 11' 11" (8.92m x 3.63m)

Kitchen/ diner 23' 9" x 11' 11" (7.24m x 3.63m)





Snug



Views





Bedroom One



Bedroom Two



Bedroom Three



Bedroom Four

**Snug** 11' 8" x 7' 10" (3.56m x 2.39m)

**Study** 13' 5" x 12' 2" (4.09m x 3.71m)

**Shower Room**

**Utility Room** 8' 2" x 6' 8" (2.49m x 2.03m)

**Bedroom Three** 12' 6" x 9' 6" (3.81m x 2.9m)

**Bedroom Four** 12' 6" x 10' 7" (3.81m x 3.23m)

**Cloak Room** 8' 5" x 4' 9" (2.57m x 1.45m)

**First Floor**

**Landing**

**Bedroom One** 21' 2" x 12' 8" (6.45m x 3.86m)

**En- Suite**

**Bedroom Two** 15' 7" x 12' 1" (4.75m x 3.68m)

**Property Information**

**Tenure**

Freehold

**Council Tax**

Band D

**Services & Utilities**

Mains electricity and mains water. Sewage treatment plant and oil heating.

**Energy Performance Certificate**

Band D. The full Energy Performance Certificate is available on our website and also at any of our offices.

**Broadband Speed**

Superfast available.

**Directions**

From Penrith take the A6 to A66 and follow A66 to Temple Sowerby. Take Chapel Street to S End in Bolton. The property will be on the left hand side.

**What3words Location**

///shippers.hoot.race

**Viewings**

By appointment with Hackney and Leigh's Penrith office.

**Agent's Notes**

We have been advised the sewage treatment plant flows into a dry ditch at the bottom of the garden and access is granted via the field.

We have been advised, the field at the rear of the property is cut once per annum for hay.

**Price**

£500,000

**Anti-Money Laundering (AML) Regulations**

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Bathroom



Rear Elevation





Garden



Views

Request a Viewing Online or Call 01768 593593



## Meet the Team

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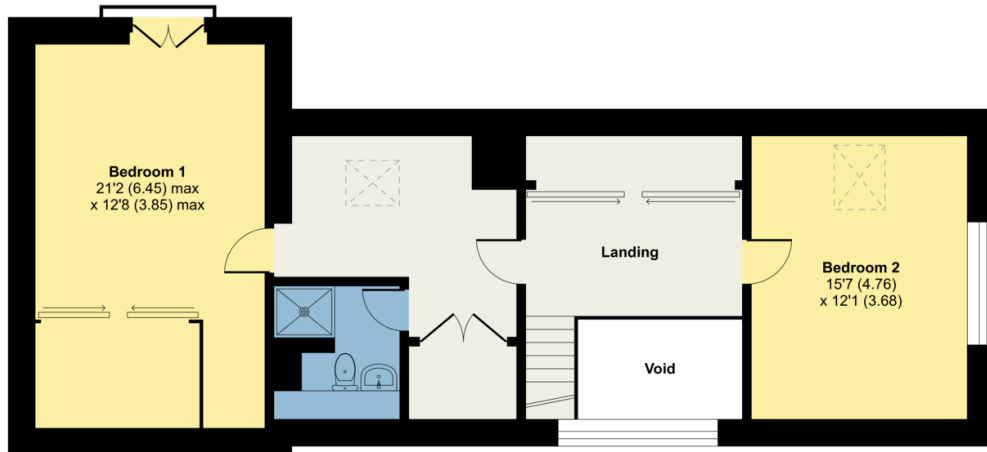
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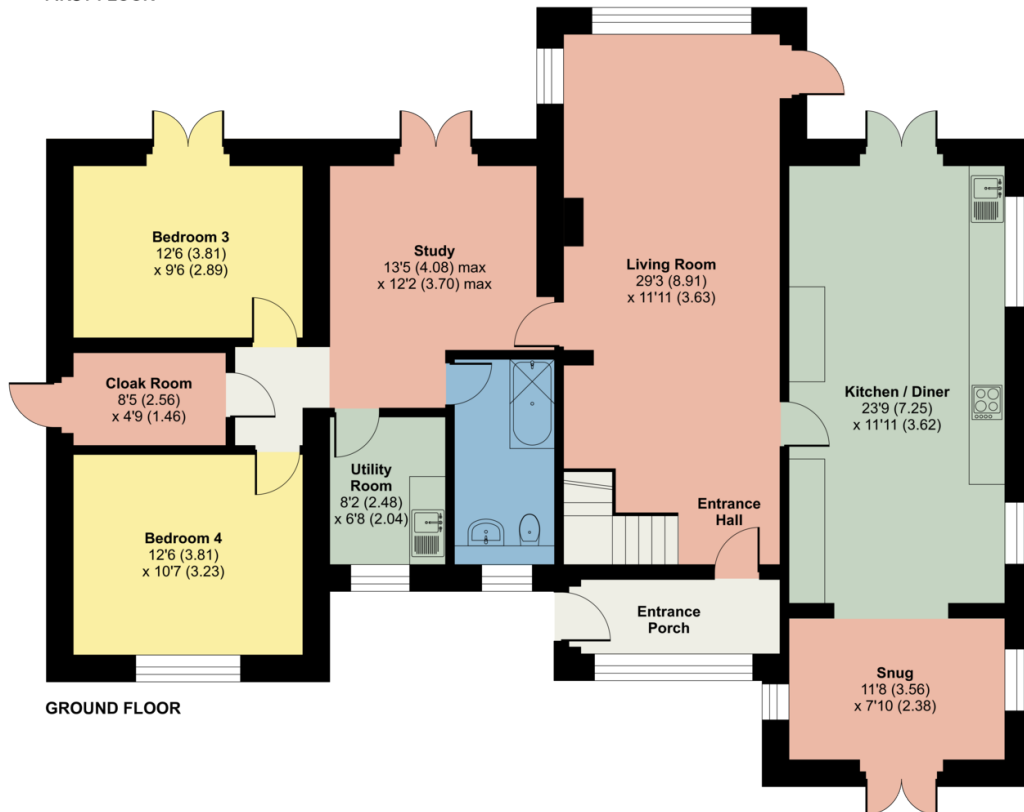
# Bolton, Appleby-in-Westmorland, CA16 6AW

Approximate Area = 2275 sq ft / 211.3 sq m (excludes void)

For identification only - Not to scale



FIRST FLOOR



GROUND FLOOR



Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © nchecon 2025. Produced for Hackney & Leigh. REF: 1251546

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