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Orchard Cottage, Bolton, Appleby-In-Westmorland, CA16 6AW



- **Characterful Semi Detached Cruck Beam Cottage**
- **Desirable Eden Valley Village Near Appleby**
- **Excellent Open Views Across the Village, Surrounding Countryside and to the Pennines**
- **Lounge Dining Room and Kitchen**
- **2 Bedrooms + First Floor Shower Room**
- **Generous Attractive Gardens to the Front and Rear**
- **uPVC Double Glazing, Modern Electric Radiators + Multi Fuel Stove**
- **Tenure - Freehold. EPC - E**
- **Orchard Cottage is Currently Registered for Business Rates**

Asking price £250,000

Whether you are looking for a second home, a holiday letting property or you are wanting to live in a characterful and cosy home, Orchard Cottage is ideally situated in the desirable Eden Valley Village of Bolton, providing easy access to local amenities, schools, and the picturesque surrounding countryside.

The property is in excellent condition throughout and offers; Entrance Porch, Lining Room with Dining Area, Kitchen, 2 Bedrooms and a first floor Shower Room. The cottage also benefits from uPVC Double Glazing, Remote Control Modern Electric Radiators and a Multi Fuel Stove in the living room.

Outside there is a deep front garden to set you further back from the roadside and a lovely west facing rear garden, taking full advantage of the afternoon and evening sun together with the wonderful open outlooks across the village and surrounding countryside.

Location

From Penrith or Appleby, drive along the A66 and turn off, following the signpost for Bolton, between Kirkby Thore + Crackenthorpe. Drive into the middle of the village and turn left at the crossroads., signposted to Colby. Orchard Cottage is the first property on the right.

Amenities Penrith

In the village of Bolton there is a village school with nursery, a public house, a Church, a Chapel and a Village Hall. All main facilities are in Penrith, approximately 9 miles and Appleby, approximately 4 miles, an attractive market town in the upper Eden Valley with a population of approximately 3,000 people and is of historical interest. The town has a range of shops, a Primary and a Secondary School. Leisure facilities include a Swimming Pool, an 18-hole golf course and bowling green. A larger shopping centre is Penrith 14 miles away.

Penrith is a popular market town, having excellent transport links through the M6, A66, A6 and the main West coast railway line. There is a population of around 17,000 people and facilities include: infant, junior and secondary schools. There are 5 supermarkets and a good range of locally owned and national high street shops. Leisure facilities include: a leisure centre with; swimming pool, climbing wall, indoor bowling, badminton courts and a fitness centre as well as; golf, rugby and cricket clubs. There is also a 3 screen cinema and Penrith Playhouse. Penrith is known as the Gateway to the North Lakes and is conveniently situated for Ullswater and access to the fells, benefiting from the superb outdoor recreation opportunities.

Services

Mains water, drainage and electricity are connected.

Tenure Freehold

The property is freehold.

The vendors inform us that property is currently registered for business rates and we understand is nil payable under the small business relief.

Viewing

Referral Fees

WGH work with the following provider for arrangement of mortgage & other products/insurances, however you are under no obligation to use their services and may wish to compare them against other providers. Should you choose to utilise them WGH will receive a referral fee :

Fisher Financial, Carlisle
The Right Advice (Bulman Pollard) Carlisle

Average referral fee earned in 2024 was £253.00

Entrance

Through a timber panel door to the

Porch

Across one side is a built-in cupboard housing the electric meter and MCB consumer unit. There is a modern electric radiator, a UPVC double glazed window to the side looking onto the neighbouring fields and across the village. A panelled door opens into the;

Living Room 14'4 x 16'1 (4.37m x 4.90m)

A cast iron multi fuel stove is set in a natural stone chimney breast and hearth. There is an exposed beam to the ceiling and painted rafters. To one wall is an original cupboard with butterfly hinges. UPVC double glazed windows with exposed stone around, timber lintels and natural wood window sills face to the front. There is a modern electric radiator, a TV aerial lead, a telecoms point and three wall light points. Stairs lead to the first floor and a painted plank door opens to the;



Kitchen 8'1 x 6'11 (2.46m x 2.11m)

Fitted with wood grain effect shaker style units and a slim slate effect worksurface incorporating a composite single drainer sink with mixer tap and tiled splashback. There is a built-in electric oven and ceramic hob with a cooker hood, an integral fridge and plumbing for a washing machine. The ceiling has recessed downlights, there is a modern electric radiator, a UPVC double glazed window to the side and a modern composite security door with double glazed window looking onto the rear garden.



First Floor - Landing

Having an exposed timber cruck beam and painted panel doors off.

Bedroom 1 11' x 8'1 (3.35m x 2.46m)

An exposed cruck beam is built into to one wall. There is a modern electric radiator and a recessed cupboard above the stairwell houses a Megaflo pressurised hot water tank. UPVC double glazed windows to the front and side give a great view out across the village to the surrounding countryside and the Pennines

**Bedroom 2 7'8 x 8' (2.34m x 2.44m)**

Built in to one wall is an exposed cruck beam. There is a modern electric radiator and a UPVC double glazed window to the front with a view to the Pennines

**Shower Room 6' x 4'6 (1.83m x 1.37m)**

Fitted with a toilet a wash basin and a quadrant shower exposure with Mira electric shower. The walls are marine boarded, the floor is laminate and the ceiling is PVC panelled with recessed downlights. There is a chrome heated towel rail, a shaver socket and an extractor fan.



Outside

To the front of the cottage there is a deep garden, mainly to lawn with a paved path to entrance porch.

To the front of the garden is a parking area where there is the right to park a car.

The path extends around the side of the cottage to the rear.

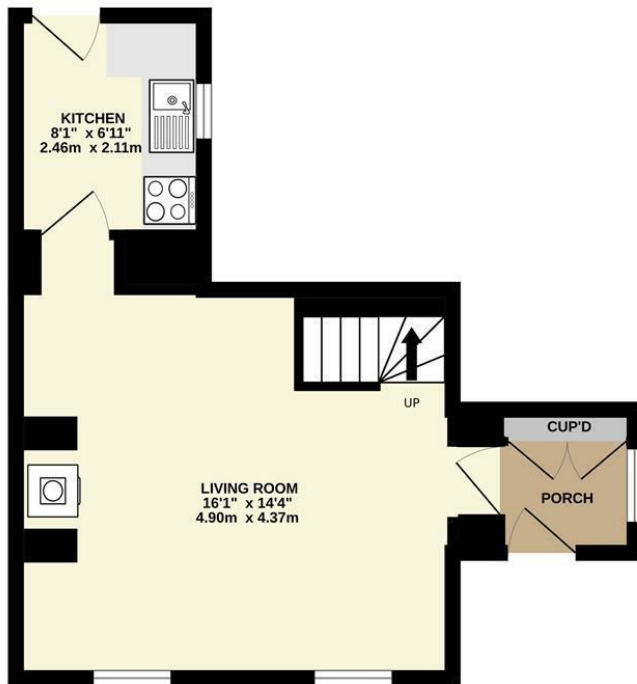


There is a generous rear garden and being on the west side of the cottage, there is excellent direct sunlight in the afternoon and evening as well as a wonderful open view to three sides, across the surrounding countryside, the village and up to the Pennines.

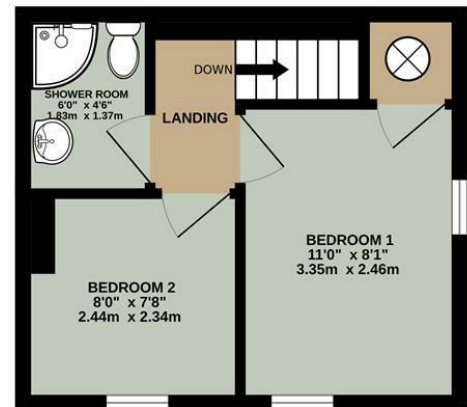
By the cottage there is a hardstanding seating area and steps up to the main area which is laid to gravel with 2 circular shrub/flower beds, a large well stocked flower bed dry stone wall along the northern boundary, a strip of lawn along the southern boundary and a further seating area to the far end.



GROUND FLOOR
313 sq.ft. (29.1 sq.m.) approx.

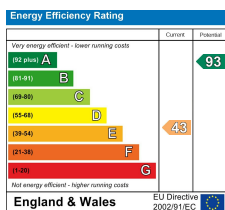


1ST FLOOR
222 sq.ft. (20.6 sq.m.) approx.



TOTAL FLOOR AREA : 535 sq.ft. (49.7 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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Email - welcome@wilkesgreenhill.co.uk
Visit our Website - www.wilkesgreenhill.co.uk

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9 + 10 Angel Lane
Penrith
Cumbria
CA11 7BP

T: 01768 867999
F: 01768 895033
info@wilkesgreenhill.co.uk
www.wilkesgreenhill.co.uk

Registered in England and Wales No. 3210913
Registered Office: 9 + 10 Angel Lane, Penrith

