



1 Laurel Mount, Bolton – CA16 6FT

Guide Price **£325,000**

PFK

1 Laurel Mount

Bolton, Appleby-In-Westmorland

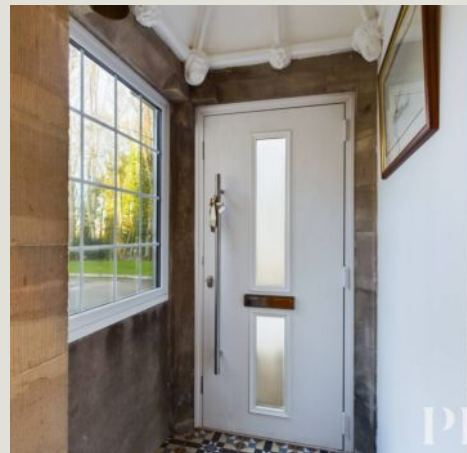
Nestled within a desirable village location, this stunning detached property boasts the charm and character of a former Victorian Gate Lodge. Renovated throughout and set within an expansive landscaped garden, this 3-bedroom bungalow offers a unique opportunity to own a piece of local history.

Council Tax band: D

Tenure: Freehold

EPC Rating: E

- Stunning detached property
- Former Victorian Gate Lodge
- Three bedrooms two with ensuite facilities
- Expansive landscaped garden
- Beautiful open plan living/dining/kitchen
- Charming accommodation
- Ample parking
- Desirable village location
- Nearby amenities including Primary School and Public House





ACCOMMODATION

Entrance Porch

With original detailing to the ceiling and a uPVC door providing access, this is a useful entrance with tiled flooring, side aspect window and wooden, part glazed door leading into the hallway.

Hallway

A welcoming hallway, fitted with hardwood flooring and providing access to all accommodation via solid wood doors. Radiator fitted.

Living Room

19' 2" x 8' 9" (5.84m x 2.66m)

A lovely bright room, complete with a delightful wood burning stove which provides a focal point to the room. Tall windows and patio doors allow light to stream in with the latter providing access to the rear garden. Wooden flooring runs through this room and accommodates both living and dining furniture whilst opening up through to the kitchen.

Kitchen

9' 3" x 13' 10" (2.81m x 4.21m)

Fitted with a range of contemporary wall and base units along with a useful island and topped with a complementary worksurface and tiled splashbacks. Integrated appliances include a hob with extractor fan above, cooker and space for a fridge freezer and washing machine. A stainless steel 1.5 sink with drainer and mixer taps sits below the side aspect window and the flooring is tiled.





Bedroom 1

10' 5" x 16' 6" (3.18m x 5.03m)

Beautiful double bedroom offering an abundance of character, with a feature square bay window to front with an arch over, windows to the side aspect, oak flooring, access to ensuite shower room.

Ensuite

Modern suite comprising a fully-tiled shower cubicle, wash hand basin with vanity beneath, heated towel rail, attractive tiled surround and flooring.

Bedroom 2

7' 3" x 14' 1" (2.22m x 4.28m)

A lovely bright L shaped room with window to the side aspect, oak flooring, access to ensuite.

Ensuite 2

Comprising a three-piece suite including WC, basin with vanity unit and fully tiled shower cubicle. Attractive tiled walls and flooring.

Bedroom 3

10' 4" x 10' 1" (3.14m x 3.08m)

Front aspect double room, currently utilised as a hobby room. Carpeted.

Bathroom

Spacious bathroom comprising spa bath with shower over, WC, vanity wash hand basin, window to side, heated towel rail, stunning marble effect tiles to walls and floor.





FRONT GARDEN

An attractive graveled area sits to the front of the property and a pathway with wooden gate fitted provides access to the side and rear garden.

GARDEN

A deceptively private and very generous gardens extends from the side of the property to the rear and houses an array of delights. Having been lovingly and painstakingly landscaped by the current owner, the garden is a real asset to the property, from the flower beds that sit to the side of the property, to the expansive block paved patio making for an excellent entertaining area, along with steps leading to the large lawn which is flanked to one side by raised beds and the discreetly positioned poly tunnel and hedgehog house; there is much to enjoy in this beautiful garden.

OFF STREET

2 Parking Spaces

Parking is situated to the side of the property.



ADDITIONAL INFORMATION

Services

Mains electricity, water & drainage. Calor gas central heating and double glazing installed throughout. Please note: The mention of any appliances/services within these particulars does not imply that they are in full and efficient working order. Please note: there is a Communal Charge payable of £28 per month and this is for the maintenance of the road and green spaces.

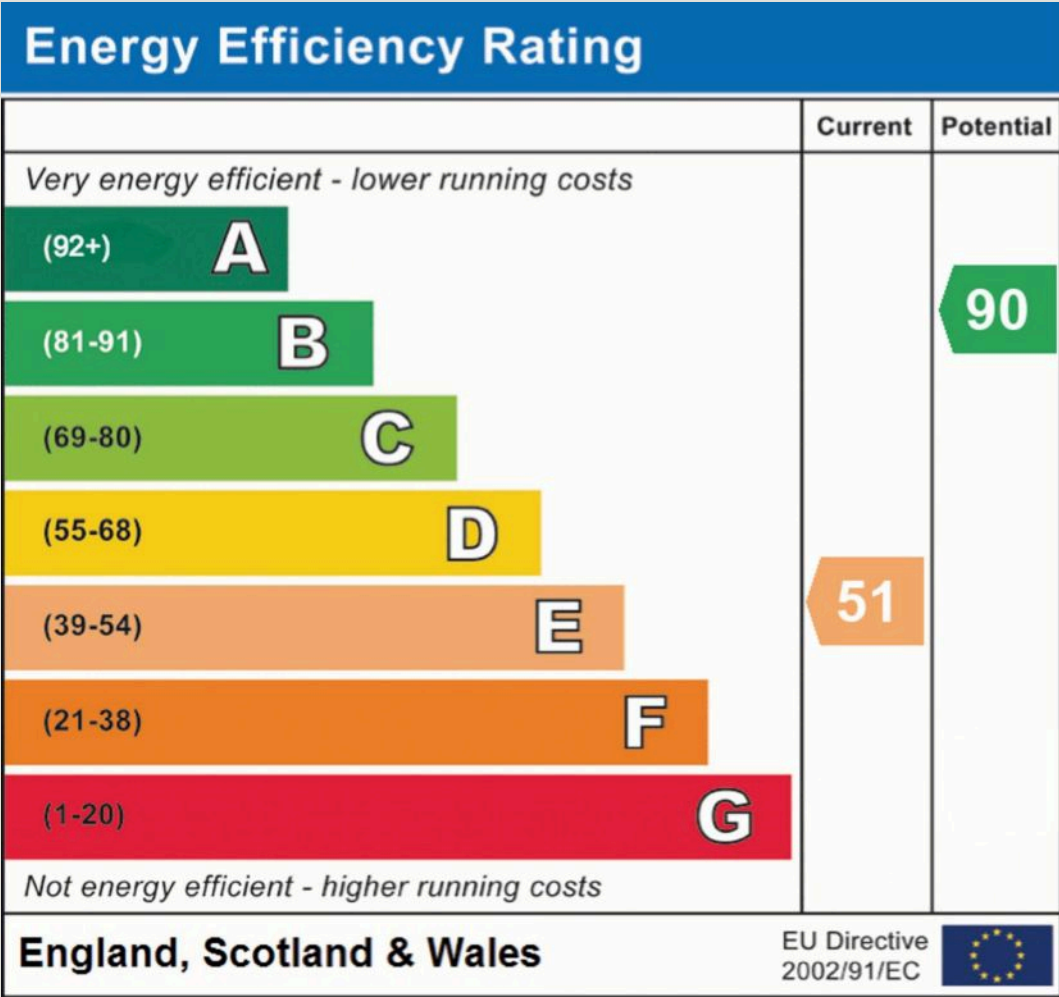
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Directions

From Penrith take the A66 East towards Appleby. After passing through Kirkby Thore take the next right, signposted Bolton. Cross over the river and as you come up the hill into the village, the entrance to Eden Grove can be found on your right and the property is the first one on the left.







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