



Pigeon Point, Bolton, Appleby-In-Westmorland – CA16 6AL

Guide Price £400,000

PFK

Pigeon Point

Bolton, Appleby-In-Westmorland

Nestled in the heart of the village yet completely hidden from view, this charming detached family home sits on a generous private plot. The property offers a spacious and versatile layout, perfect for modern family living. The ground floor features a large lounge with an open fire and a picture window overlooking the beautiful garden, a well appointed kitchen/diner, a further reception/dining room or snug, a large garden room, an office, utility room, and a convenient cloakroom/WC.

Upstairs, there are three double bedrooms and one single bedroom, including a principal bedroom with ensuite, as well as a family bathroom.

Externally, the home boasts a single integral garage, a carport, a large driveway, and well maintained gardens to the front and rear, providing ample outdoor space.

This is a rare opportunity to own a secluded yet centrally located home in a desirable village setting.

Bolton lies just over 4 miles north west of Appleby and around 9 miles south east of Penrith. The village provides church, nursery, primary school, public house and playing field and Appleby caters well for everyday needs with a variety of small supermarkets and shops, sports clubs, local bus services and also benefits from a railway station on the scenic Settle to Carlisle line. The M6 is easily accessed at Penrith (Junction 40) which also benefits from a main west coast line railway station, with secondary schools being available in both in Appleby and Penrith.





ACCOMMODATION

Hallway

Accessed by wooden, part glazed door. With stairs to the first floor, radiator, doors to the ground floor rooms and obscured dual aspect windows.

Lounge

17' 10" x 13' 11" (5.43m x 4.24m)

A large dual aspect reception room with two large picture windows overlooking the gardens to the front and side. Decorative coving, attractive stone fireplace housing an open fire, radiator and understairs storage cupboard.

Kitchen/Diner

17' 1" x 12' 2" (5.21m x 3.71m)

Fitted with a good range of wall and base units with complementary work surfacing, incorporating 1.5 bowl stainless steel sink and drainer unit with mixer tap and tiled splashbacks. Integrated electric oven with hob and extractor over, space for a dining table and chairs, and integrated fridge. Recessed ceiling spotlights, radiator, twin rear aspect windows and door into the garden room with a further obscured glazed door into the large garden room.



Reception/Dining Room/Snug

12' 2" x 10' 4" (3.70m x 3.15m)

A versatile space with radiator and dual aspect windows. This generous room could be utilised for a variety of purposes including further reception room, snug or formal dining room if required.

Large Garden Room

19' 7" x 8' 10" (5.96m x 2.70m)

With glazing to two sides and door leading out to the garden, wall mounted electric heater, doors giving access into the integral garage and the utility room, with obscured glazed double doors into the office.



Office 12' 2" x 6' 11" (3.71m x 2.10m)

A good sized office space with radiator.

Utility Room 8' 9" x 8' 11" (2.67m x 2.71m)

With fitted storage cupboards and work surfacing incorporating a Belfast sink with tiled splashbacks. Plumbing for under counter washing machine and tumble dryer, space for freestanding full height fridge freezer, cloaks area, window and obscured glazed door out to the garden, with a further part obscured glazed door out to the car port.

Cloakroom/WC 6' 11" x 4' 7" (2.10m x 1.40m)

Fitted with WC and wash hand basin with tiled splashbacks, obscured front aspect window.

FIRST FLOOR LANDING

Storage/reading nook with obscured front aspect window, under eaves storage cupboard, radiator and doors to the first floor rooms.

Bedroom 1 11' 8" x 12' 4" (3.56m x 3.76m)

A bright double bedroom with two radiators and dual aspect large picture window.

Ensuite

Fitted with a wash hand basin and tiled, panelled bath with tap connected, hand held shower attachment, part tiled walls and tiled flooring, loft hatch, radiator and obscured rear aspect window.

Bedroom 2 12' 2" x 10' 8" (3.72m x 3.24m)

A front aspect double bedroom with large picture window enjoying open views, radiator and two large built in cupboards.

Bedroom 3 12' 2" x 10' 0" (3.72m x 3.05m)

A rear aspect double bedroom with radiator and enjoying views over the rear garden.





Bedroom 4 7' 5" x 8' 10" (2.26m x 2.70m)

A rear aspect single bedroom with radiator and built in storage cupboard.

Shower Room 4' 9" x 7' 9" (1.45m x 2.35m)

Fitted with a three piece suite comprising WC, wash hand basin and shower cubicle. Large airing cupboard, part tiled walls, loft access hatch, radiator and obscured rear aspect window.

ADDITIONAL INFORMATION

Directions – Entering Bolton village from the A66, cross the river Eden and proceed up the hill. Follow the road through the village, passing The New Crown Inn and the property is the second on the left.

Services – Mains electricity, water & drainage. Oil fired central heating and double glazing installed. Please note: The mention of any appliances/services within these particulars does not imply that they are in full and efficient working order.

Referral & Other Payments – PFK work with preferred providers for certain services necessary for a house sale or purchase. Our providers price their products competitively, 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 PFK will receive a referral fee : Napthens LLP, Bendles LLP, Scott Duff & Co, Knights PLC, Newtons Ltd – completion of sale or purchase – £120 to £210 per transaction; Emma Harrison Financial Services – arrangement of mortgage & other products/insurances – average referral fee earned in 2023 was £222.00; M & G EPCs Ltd – EPC/Floorplan Referrals – EPC & Floorplan £35.00, EPC only £24.00, Floorplan only £6.00. All figures quoted are inclusive of VAT.



EXTERNALLY

Driveway Parking

4 Parking Spaces

Single Garage

Integral single garage with electric up and over door, power and lighting.

Car port

1 Parking Space

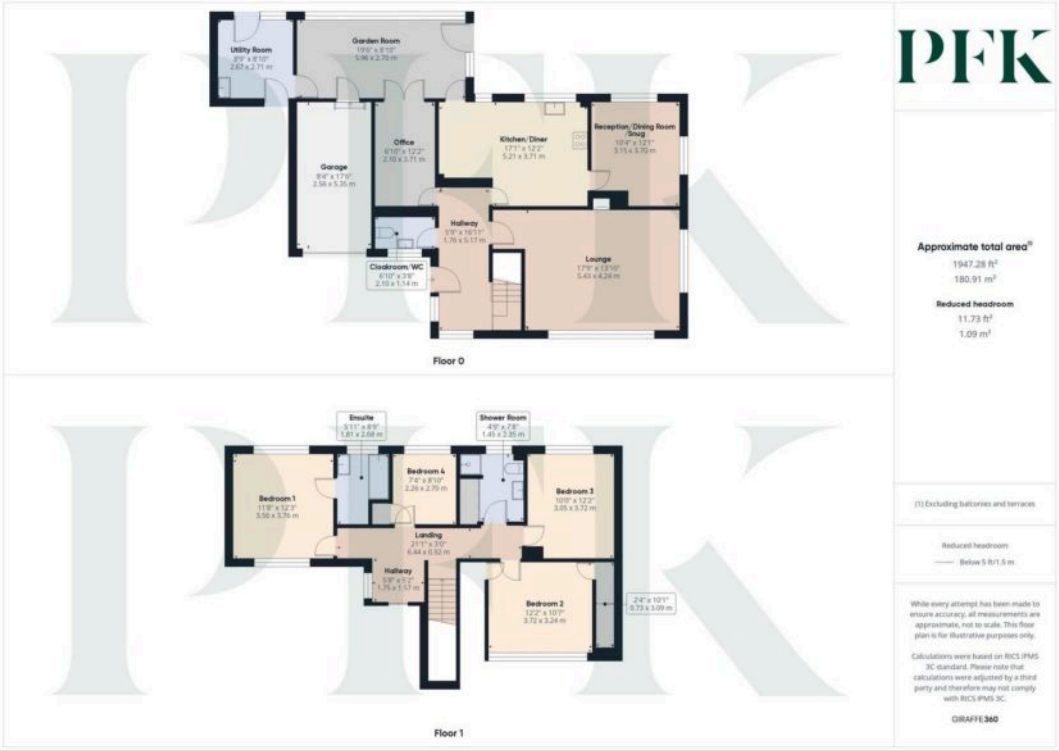
Front Garden

The property is set in a generous plot, and although in the centre of the village, is set back of the road with private gardens to the front and rear. To the front, a large hedge creates privacy, with a landscaped garden, mainly laid to lawn with flower beds, mature bushes and trees.

Rear Garden

The gardens continue around the side of the property to the attractive, enclosed rear garden with lawned area and patio, mature plants, shrubs and flower beds, wooden summerhouse and wooden garden shed.





Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		70 C
55-68	D	58 D	
39-54	E		
21-38	F		
1-20	G		



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