WILKES GREEN HILL

Residential
Estate Agents
Letting Agents

Orchard House, Bolton, Appleby, Cumbria, CA16 6AW



- **Gorgeous Period Cottage with Excellent Open Views**
- **In the Heart of a Desirable Eden Valley Village Near Appleby**
- **Rich in Period and Character Features, Including Cruck Beams**
- **Living Room, Dining/Day Room, Kitchen + Utility Room**
- **4 Bedrooms, 1 with En-Suite Shower Room + House Bathroom**
- **Large Well Tended Gardens to the Front and Rear with Off Road Parking + Garage**
- **uPVC Double Glazing, Oil Central Heating + Multi Fuel Stove**
- **Tenure - Freehold. Council Tax Band - D. EPC - E**

Asking price £475,000

In the heart of the charming Eden Valley village of Bolton, just over 4 miles from the centre of Appleby and 9 miles from the centre of Penrith, Orchard House is a wonderful period semi detached cottage, probably dating from the 17th Century and is rich and character features, combing historic charm with modern comfort.

The accommodation currently comprises; Entrance Porch, Hallway, Living Room, Dining Room, Kitchen, Utility Room + Pantry, 4 Bedrooms, 1 with En-Suite Shower Room, House Bathroom with shower and freestanding bath.

Orchard House is set in generous Gardens to both front and rear which enjoy delightful open views across the village to the surrounding countryside. There is also Off Road Parking and a Garage with automatic roller door.

The property also benefits from Oil Central Heating, uPVC Double Glazing, an LPG Stove in the living room and a Multi Fuel Stove in the Dining/Day Room

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 House is on the right.

Amenities
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
The property is freehold and the council tax is band D.

Viewing
STRICTLY BY APPOINTMENT WITH WILKES-GREEN + HILL

Referal 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

ACCOMMODATION

Entrance
A timber panelled door opens to the;

Porch
Having a window to the side and a timber panel door to the;

Hall
With oak laminate flooring, a double radiator and timber plank doors to the dining room and living room. Stairs lead to the first floor having a timber wall to one side.

Living Room 14'5 x 18'5 (4.39m x 5.61m)
A large sandstone Inglenook fireplace houses an LPG, living flame stove set on a sandstone hearth. There are exposed beams and rafters to the ceiling and a half timbered wall to one end of the room. Three uPVC double glazed windows, with stone surrounds, rustic timber lintels and natural wood sills, face to the front There are two double radiators and a plank door to the kitchen.





Dining/Day Room 14'5 x 14'9 (4.39m x 4.50m)
With oak laminate flooring and some exposed timbers to one wall. A cast iron multi fuel stove is set to one corner on a sandstone hearth. uPVC double glazed windows with sandstone sills and rustic timber lintels face to the front and rear. There is a double radiator and an open doorway to the;





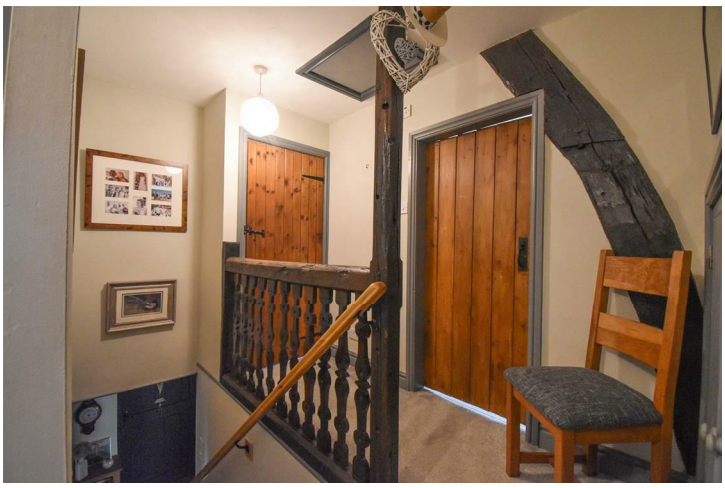
Kitchen 8'6 x 18'11 (2.59m x 5.77m)
Fitted with a range of base units, some in burgundy but the majority in off-white, having a slate effect worksurface incorporating a composite one and a half bowl, single drainer sink with mixer tap and tiled splashback. There is a Rangemaster dual fuel range cooker with glass splashback and cooker hood over. The units include an integral dishwasher and housing for an American style fridge freezer. The ceiling has recessed downlights. There is a modern column radiator and uPVC double glazed windows face to the rear and side. A composite security door leads outside and a door opens to the;





Utility Room + Pantry 6'9 x 5'2 (2.06m x 1.57m)
To one side is a base unit with worksurface incorporating a circular sink with mixer tap and plumbing below for a washing machine and there is space for further appliances. The flooring is oak laminate, there is a single radiator and a small double glazed window to the rear.

First loor - Landing
Having exposed cruck beams and a rustic antique balustrade by the stairwell. There is a recessed wall cupboard, a single radiator and a ceiling trap with drop-down ladder to the roof space. Plank doors lead off.



Bedroom One 7'9 x 15' (2.36m x 4.57m)
Built-in wardrobes to one end provide hanging, shelf and locker storage. There is a double radiator. a telephone point, a TV point and two bedhead lights. A uPVC double glazed window faces to the rear looking out over the garden and the surrounding countryside to the Lakeland fells in the distance. A door between the wardrobes opens to the;



En-Suite 8'7 x 3'3 (2.62m x 0.99m)
Fitted with a toilet, a large wash basin with drawers below and a shower enclosure having a Mira mains fed shower and tiled to three sides. The ceiling is sloped with a double glazed Velux window and recessed downlights. The flooring is tiled and there is a single radiator and an extractor fan.



Bedroom Two 14'8 x 8'9 (4.47m x 2.67m)
There is a double radiator, a TV aerial lead and a uPVC double glazed window to the front.



Bedroom Three 10'10 x 8'4 (3.30m x 2.54m)
Having an exposed cruck beam. There is a recessed wardrobe with hanging, shelf and locker space, a double radiator and a uPVC double glazed window to the front looking across the village to the Pennines.



Bedroom Four/Office 5'2 x 13'3 (1.57m x 4.04m)
A built-in cupboard houses the oil boiler providing the central heating and the hot water via a pressurised hot water tank. There is a cruck beam, a double radiator, a telephone point and a uPVC double glazed window to the front.

Bathroom 8'11 x 8'4 (2.72m x 2.54m)

Fitted with a large freestanding double ended bath with floor mounted taps and there is a large open shower area with an electric shower over, marine board to two sides and tiled flooring. There is a toilet and a large wash stand, with a rectangular sink and fountain tap, cupboards below and mirrored cabinets above. The ceiling has recessed downlights. The flooring is part laminate and the walls are part panelled. There is a modern column radiator, an extractor fan, a shaver socket and uPVC double glazed windows to two sides.





Outside

Orchard house is approached through double wooden gates to a tarmac parking and turning area with access to the;

Garage/Workshop 14'10 x 14'7 (4.52m x 4.45m)
Having a broad automatic roller door, lights and power. The ceiling is open to the apex with double glazed windows and there is a pedestrian door to the side.





To the front of Orchard House is an attractive enclosed garden mainly to grass with shrub and flowering beds. There is a copper beach hedge to one side and a dry stone wall to the other, a brick paved path leading to the front door and extending to the side of the house where a sandstone path leads around to the rear.



To the rear of the house is a broad stone flagged patio with a raised stone bed to one side., well stocked with shrubs and flowers.



Five low steps lead up to the main garden which is mainly to lawn with a flagged patio, well stocked flowerbeds around and a copper beach hedge to on side.

There are extensive views from the garden across the village to the surrounding countryside and to the Pennines.





Anti Money Laundering Requirements

In line with The Money Laundering, Terrorist Financing and Transfer of Funds (information on the Payer) Regulations 2017, as a regulated profession, we are duty bound to carry out due diligence on all of our clients to confirm their identity. Rather than traditional methods in which you would have to produce multiple utility bills and a photographic ID we use an electronic verification system. This system allows us to verify you from basic details using electronic data, however it is not a credit check of any kind so will have no effect on you or your credit history. To do so the Credit Referencing Agencies may check the details you supply against any particulars on any database (public or otherwise) to which they have access. They may also use your details in the future to assist other companies for verification purposes. A record of the search will be retained.

A of (£24 inc VAT) per purchaser will be charged to cover the costs associated with fulfilling our obligations under the act. A link will be sent to your mobile to enable you to make the payment and thereafter the biometric check.

GROUND FLOOR
700 sq.ft. (65.0 sq.m.) approx.

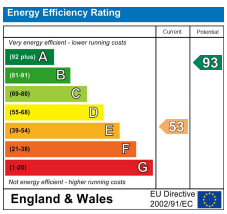


1ST FLOOR
648 sq.ft. (60.2 sq.m.) approx.



TOTAL FLOOR AREA : 1348 sq.ft. (125.2 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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