

Lilac Barn Bolton, Appleby in Westmorland, CA16 6AW



- **Light, Stylish and Spacious Modern Barn Conversion**
- **Popular Eden Valley Village Between Penrith and Appleby**
- **Large Open Plan Living Room-Kitchen-Day Room**
- **2 Double Bedroom + 3rd Bedroom currently used as a Dining Room,**
- **Bathroom + Ground Floor Shower Room**
- **Off Road Parking for 3 to 4 Cars, Enclosed Rear Garden with South Westerly Aspect**
- **LPG Central Heating - Underfloor on the Ground Floor**
- **Multi fuel Stove in the Living Room**
- **Tenure - Freehold. Council Tax Band - C. EPC - D**

Asking price £380,000

In the heart of the popular Eden Valley village of Bolton, between Penrith and Appleby, Lilac Barn is a recently converted sandstone building, combining modern comfort and style with light and airy accommodation comprising; Entrance Hall, a large open plan Living Room-Kitchen-Day Room, a Dining Room/Double Bedroom and a Shower Room, all to the ground floor. To the first floor there is; a broad Landing, two further Double Bedrooms and a Bathroom.

To the front of the barn is a large Gravelled Forecourt giving Off Road Parking for 3 to 4 cars and to the rear there is an Enclosed Garden which benefits from a South Westerly Aspect, with a large garden shed

18x8 feet, on a hard standing base.

Lilac Barn also benefits from being fully Double Glazed and having LPG Central Heating and a Multi Fuel Stove in the living 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. Lilac Barn is on the right.

The what3words position is; loves,mermaids,fitter

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 on the edge of the Lake District National Park, 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 as well as the beautiful Eden Valley, benefiting from the superb outdoor recreation opportunities.

Services

Mains water, drainage and electricity are connected to the property. Heating is by LPG from a shared, metered tank.

Tenure

The property is freehold and the council tax is band C.

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.

Viewing

STRICTLY BY APPOINTMENT WITH WILKES-GREEN + HILL

ACCOMMODATION

Entrance

Entrance through a broad UPVC double glazed door to the:

Hallway

Stairs lead to the first floor with natural wood newel post and handrail and glazed balustrade. There is a telecoms point, sandstone flooring with a shallow step up to a further hall area with LVT flooring having underfloor heating, recessed downlights and oak doors off. An open doorway with exposed stonework around and rustic timber lintels above leads to the;

Open Plan Living Room/Day Room/Kitchen 15'2 x 24'3 (4.62m x 7.39m)

The kitchen area is fitted with a range of wood grain effect shaker style units and a granite effect work surface incorporating a one and a half bowl stainless steel sink with mixer tap and a glass splashback. There is a built-in electric AEG oven and microwave, a ceramic hob with glass splashback and extractor hood, and integrated fridge freezer and an integrated dishwasher. An island unit to match the kitchen has store cupboards and drawers below and a breakfast bar with power points.



At the opposite end of the room a cast-iron multi fuel stove is set on a tiled hearth and back. The ceiling is sloped throughout with recessed spotlights over the kitchen, drop lights over the island and a drop light in the living room area.



The flooring is LVT with underfloor heating and there is a TV aerial point. uPVC double glazed windows and patio doors with windows to either side open onto the rear garden.



Dining Room/Bedroom Three 14'10 x 10'11

Currently set-up as a dining room but could be used as a ground floor bedroom, having LVT flooring with underfloor heating and floor to ceiling uPVC double glazed windows facing to the front. To one wall is an attractive niche with rustic timber lintel.



Shower Room 10'10 x 6'5 (3.30m x 1.96m)

Fitted with a contemporary toilet and wash basin set in a vanity unit with storage cabinet and a concealed cistern. There is a large low step shower enclosure with a mains fed, two head shower, tiles to two sides and clear glass screens. The flooring is LVT with underfloor heating, there is a dual fuel heated towel rail, an extractor fan and a double glazed barn vent type window.



Utility Room 6'8 x 5'4 (2.03m x 1.63m)

To one wall is a worksurface incorporating a circular stainless steel sink with mixer tap and cupboard below. Below the worksurface is plumbing for a washing machine and space for a tumble dryer. A wall mounted Worcester LPG condensing combination boiler provides the hot water and central heating. The flooring is LVT, there is a wall mounted MCB consumer unit and an extractor fan.

First Floor - Landing

The ceiling is sloped with a double glazed Velux window and there is some exposed stone work to one wall, a single radiator and oak doors off.

Bedroom One 10'10 x 11'8 (3.30m x 3.56m)

The ceiling is partly sloped and there is a double radiator and a uPVC double glazed window to the front.



Bedroom Two 8'1 x 11'10 (2.46m x 3.61m)

The ceiling is partly sloped and there is a double radiator and a uPVC double glazed window to the front.



Bathroom 6'6 x 7'11 (1.98m x 2.41m)

Fitted with a wall mounted wash basin, a toilet with a concealed cistern and a P-bath with a mains fed two head shower over, tiles around and a clear curved screen. The ceiling is partly sloped with recessed downlights and a double glazed Velux roof window, the flooring is LVT and there is an extractor fan and a dual fuel heated towel rail.



Outside

To the front of lilac barn is a gravel forecourt which allows off-road parking for several vehicles. The neighbouring property, Lavender barn, has a right of access across the entrance to their parking space.



There is a shared path along the side of the barn to a wooden gate which opens to a flagged area with the log store and space for the bins, and leading round to the rear garden.

The rear garden is to a mix of lawn and stone flagging accessed from the patio doors and there is a fence around.

The rear garden has a South Westerly aspect and enjoys a high-level of direct sunlight from midmorning through to the evening.



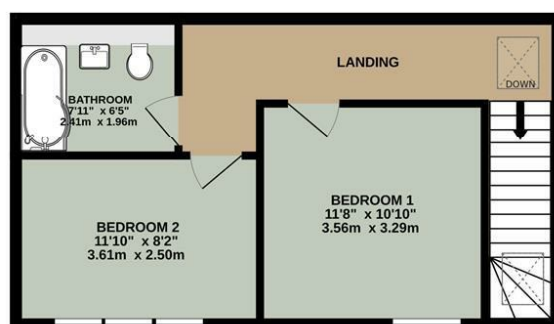
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WGH work with the following provider for arrangement of mortgage & other products/insurances, however you are under no obligation to use their services and may wish to compare them against other providers. Should you choose to utilise them WGH will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

Fisher Financial, Carlisle

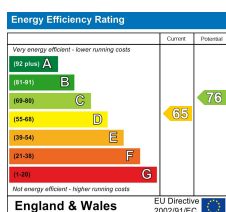
The Right Advice (Bulman Pollard) Carlisle

Average referral fee earned in 2024 was £253.00



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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