



# Old Church Hall Cottage | Bolton Village

# Welcome home to the beautiful Old Church Hall Cottage...



## OLD CHURCH HALL COTTAGE

Originally the village church hall, the property was comprehensively rebuilt and extended in 2015–2016 and has since been meticulously cared for and enhanced by the current owners. Today, it stands as a refined and beautifully considered home, framed by traditional dry-stone walls and approached through a sage-green painted picket gate. A sandstone path, edged with gravel beds and established planting, leads to the front door, while thoughtfully designed gardens wrap around the property to capture sunlight throughout the day. The front garden enjoys morning and midday sun, while the south-east and south-west facing rear garden is ideal for long afternoons and evenings outdoors. A gated driveway, garage and additional side access complete the approach.



Property Type:

*Detached*

Square Footage:

*2260<sub>sqft</sub>*

Council Tax Band

*E*

EPC Rating

*TBC*

Tenure

*Freehold*





Sleep<sup>000</sup>

Soothe<sup>000</sup>

Sanctuary<sup>000</sup>





*Cook* 000  
*Create* 000  
*Connect* 000



*Relax* <sup>000</sup>

*Recharge* <sup>000</sup>

*Reconnect* <sup>000</sup>





*Refresh*  
*Relax*  
*Rejuvenate*



# Why Bolton Village?

BOLTON VILLAGE IS A PLACE PEOPLE CHOOSE NOT JUST FOR ITS SETTING, BUT FOR THE QUALITY OF LIFE IT OFFERS. IT IS A PROUD AND ACTIVE COMMUNITY WHERE VILLAGE LIFE GENUINELY THRIVES AND WHERE NEIGHBOURS KNOW ONE ANOTHER, CREATING A WELCOMING AND SUPPORTIVE ATMOSPHERE FOR RESIDENTS OF ALL AGES.

THE VILLAGE BENEFITS FROM A NEWLY INSTALLED, COMMUNITY FUNDED PLAY PARK AND PUMP TRACK, PROVIDING AN EXCELLENT OUTDOOR SPACE FOR CHILDREN AND FAMILIES TO ENJOY. THIS INVESTMENT REFLECTS THE STRONG SENSE OF LOCAL PRIDE AND TOGETHERNESS THAT RUNS THROUGH THE VILLAGE. THE VILLAGE HALL SITS AT THE HEART OF COMMUNITY LIFE AND IS REGULARLY USED FOR CLUBS, SOCIAL GROUPS AND ACTIVITIES, ENSURING THERE IS ALWAYS SOMETHING HAPPENING FOR THOSE WHO WISH TO BE INVOLVED.

EDUCATION IS WELL CATERED FOR, WITH A LOCAL PRIMARY SCHOOL THAT INCLUDES AN ATTACHED NURSERY AND HAS BEEN RATED GOOD BY OFSTED. THIS MAKES BOLTON AN APPEALING CHOICE FOR FAMILIES LOOKING FOR A SAFE AND NURTURING ENVIRONMENT FOR YOUNG CHILDREN, WITH SCHOOLING AVAILABLE RIGHT WITHIN THE VILLAGE.

THE NEW CROWN INN IS A MUCH LOVED LOCAL PUB AND A KEY SOCIAL HUB. IT IS LOCALLY RENOWNED FOR ITS HIGHLY REGARDED FOOD AND OFFERS A WELCOMING PLACE FOR RESIDENTS AND VISITORS ALIKE TO GATHER, DINE AND SOCIALISE. DESPITE ITS PEACEFUL VILLAGE SETTING, BOLTON IS WELL POSITIONED FOR CONVENIENCE. IT IS WITHIN EASY DRIVING DISTANCE OF APPLEBY IN WESTMORLAND, WHERE A WIDER RANGE OF SHOPS, SERVICES AND AMENITIES CAN BE FOUND, ALLOWING RESIDENTS TO ENJOY RURAL LIVING WITHOUT FEELING ISOLATED.

OVERALL, BOLTON VILLAGE OFFERS A RARE COMBINATION OF COMMUNITY SPIRIT, LOCAL FACILITIES AND COUNTRYSIDE CALM, MAKING IT A HIGHLY DESIRABLE PLACE TO LIVE FOR THOSE SEEKING A BALANCED AND CONNECTED VILLAGE LIFESTYLE.

# YOUR GUIDE TO LOCAL AMENITIES

## A Delicious Meal?

The New Crown Inn is just a few Meters away and famed for its Sunday roast! Or try Appleby where a variety of restaurants and cafes cater to all tastes

## The Closest Shops

Appleby serves the local community with a variety of shops and Penrith is just 7 miles away and offers large supermarkets for the weekly shop.

## Somewhere Nice to Walk the Dog?

You can access many scenic walks right from your door. If it's with your four-legged friend or not! As the shores of lake ullswater is just a short drive away as is Dufton Pike

## The Closest School?

Bolton Primary School and Nursery is just a short walk away and the school bus for Appleby Grammar School Picks up from the village

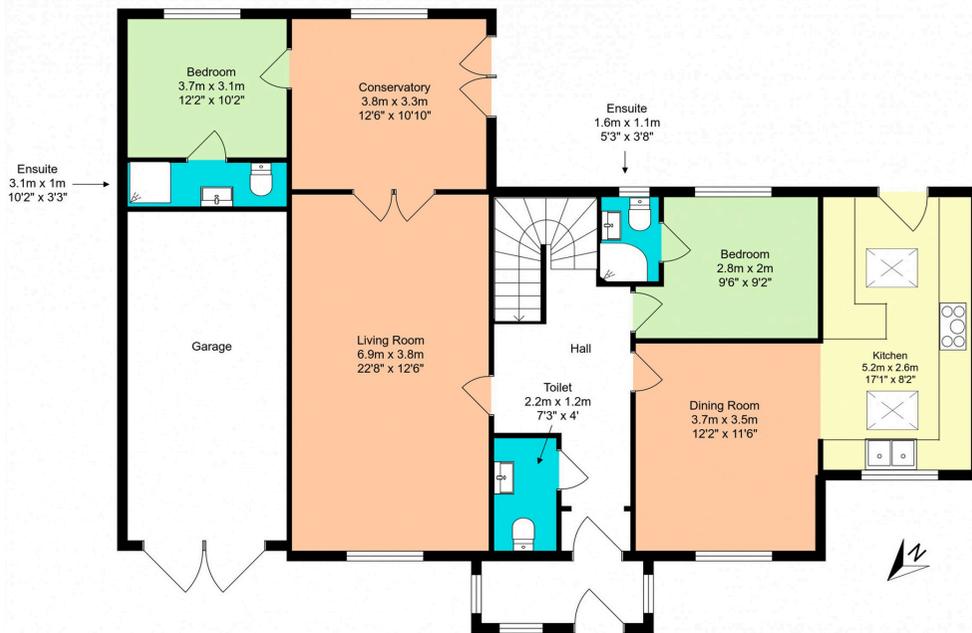
## A Refreshing Pint?

Pop into the The New Crown Inn, Just a few meters away. Thomas and his team will be ready for you with a cold beer and a very warm welcome



# Total Floor Area 2260 sq.ft (120 sq.m) approx.

Whilst every attempt has been made to ensure the accuracy of this floorplan, 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.



GROUND FLOOR

Gross Internal Floor Area: 210 sq m (2260 sq ft) approx  
Ground Floor: 120 sq.m (1292 sq.ft) approx  
First Floor: 90 sq.m (968 sq.ft) approx

Note: Excludes garage and upstairs void.



FIRST FLOOR



NICHOLSON & WOOLF

Contact our amazing team to arrange any viewings or market appraisals  
Available 7 days a week and outside of business hours  
**Contact directly on 01768 204563 or 07951 748560**