



Cedar Croft | Bolton





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Freehold



Are you looking for a True Bungalow in the most beautiful villager of Bolton? Then look no further...

Cedar Croft is a rare opportunity to own a single storey home in one of the most desirable villages in the Eden Valley.

Set back from a quiet road with spectacular views of the Pennines, Cedar Croft has a flow of space that many homes lack. Let's kick off those walking boots and take the tour! From the front door you are greeted with a generous entrance porch where coats can be hung and boots can be stored. Through a glazed door takes us into the main hallway where all rooms can be accessed. The space is large enough not to feel crowded but cosy enough to give you a warm welcome. Let us go into the Lounge and we can relax in front of a roaring fire!

The Lounge is light and airy, thanks to the wonderful picture window that allows light to flood in. The garden to the front has much mature planting and gives a privacy from the quiet road.

The décor is light and neutral and would need very little updating.



We can access the sunroom that faces East and perfect for morning coffee. This room leading from the Lounge is a perfect retreat when another reception room is needed. This lovely space has access to the Kitchen which will require some works of modernisation but has wonderful views out onto the established garden. The Bathroom and additional toilet are a recent upgrade and can be accessed from the central lounge and are in a convenient location to the three bedrooms. Cedar Croft is of a non standard construction and the Vendor has instructed a surveyor to conduct a level 3 survey on the property to show buyers the potential that this home possesses. The survey is being carried out on 24th July and will be available to view shortly after this date. The central heating is powered by an oil fired boiler and the house is double glazed throughout.



- Stunning Views
- Beautiful Gardens To the Front and Rear
- Large Plot
- 3 Bedrooms
- Potential To Add Value
- Parking for Multiple Vehicles
- Large Garage
- Wonderful Flow of Space

Bolton Village is an active community that enjoys a newly installed play park and pump track, a Village Hall where many clubs meet and activities are held. The New Crown Inn pub is locally renowned and the food is highly rated. The local Primary school has a nursery attached and is rated Good by OFSTED. It is in easy driving distance of Appleby In Westmorland where many amenities can be found.





Lounge

This wonderfully airy and bright room is dominated by the large picture windows that captures the light beautifully. The large front garden is green and lush in the foreground and the views to Dufton pike and the Stunning Pennines beyond.
From here, let us walk through the double doors into the Sun Room..

Kitchen

The Kitchen has the most amount of potential! Views out onto the rear garden which is mature and established.
There are a range of wall and base units and plumbing for a washing machine and dishwasher.
The oil fired central heating system's boiler is located in the kitchen alongside an airing cupboard.
From here we can access the Dining Room and this space could easily be incorporated into the Kitchen space to create a wonderful Kitchen Diner. ..

Dining Room

Slide open the patio doors and enjoy the outdoors inside...The Dining Room has wonderful access out onto the garden and eating al fresco on a Summer's evening would make the perfect end to the day.

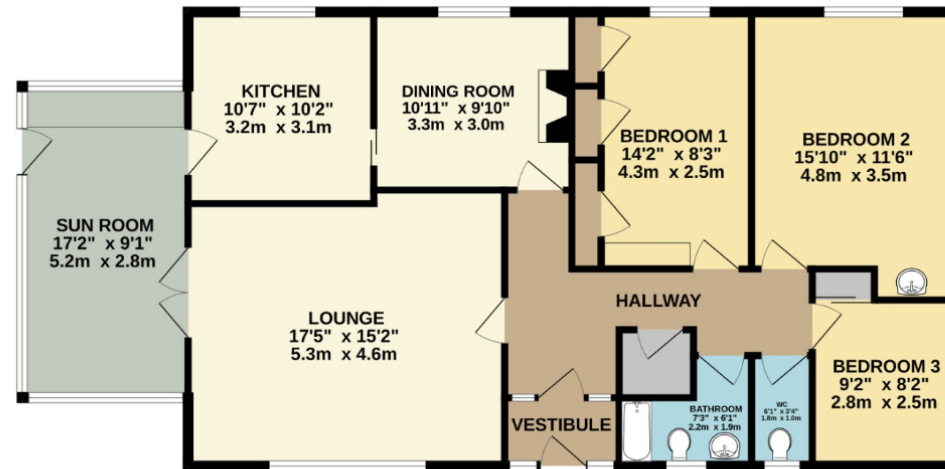
Entrance Porch

Walk through a double glazed door with windows to both sides and you will find a space that is large enough for a boot room space, essential for those walking boots and outdoor coats! This light space gives an indication to what the rest of the house offers...Wonderful Cumbrian light!

Sunroom

The Sunroom is just one of those spaces that welcomes you with light and warmth.
It is East facing and the perfect place for morning coffee with the papers.
The current owners utilise this space as an extension to the kitchen but with some planning, it could be a room with it's own identity. A separate reception room or a home office with stunning garden views.

GROUND FLOOR 1210 sq.ft. (112.4 sq.m.) approx.



TOTAL FLOOR AREA: 1210 sq.ft. (112.4 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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Outside Space

Cedar Croft is positioned centrally on this good sized plot and enjoys space all around the home. There is parking for multiple vehicles on the driveway behind a gated access.

Both the front and rear gardens are fully mature, well established and planted with trees, shrubs and to the rear, a lawned area.

At the rear which is South West facing you will find sun canopies, a pergola, a potting shed and a small gated area behind the garage.

The Garage

The Garage space is ideal for those who are keen to park a car inside or would make a wonderful workshop for a handy person who enjoys to fettle!

The electric roller door allows easy access and a side door from the garden is ideal for nipping in and out on project days.

Entrance Hall

The Entrance Hall is again, a large and open space where the flow of the house centralises from. The three bedrooms, family bathroom and separate toilet can be accessed from here, as can the lounge, and the dining room.
The loft access can be utilised and has a drop down ladder where you will find a part boarded loft for non essential storage.

Bedroom One

Bedroom One has the most delightful view out onto the garden. The large window gives a wonderful light and airy feel.
The Bedroom is equipped with a hand wash basin which is housed in a vanity unit.

Bedroom Two

Bedroom Two has the same large window and views out onto the rear garden. It also benefits from a hand wash basin and vanity unit with storage units. i

Shower room

Much thought and care has been given to the Shower Room.
A shower enclosure makes for convenience and ease of access.
With easy clean shower boards, water marks will be a thing of the past!
A vanity unit houses the sink and Wc and a heated towel rail will warm those fluffy white towels

Additional WC

This handy separate WC will stop those arguments in a morning and is a useful addition to the convenience arrangements.

Bedroom Three

Bedroom Three is currently used as a home study and houses plenty of bookshelves to house the books of the home's bibliophile!
A large shelved cupboard allows useful storage for the family clutter!
The room could be easily converted back into a good sized single bedroom if required.

The Essentials



The New
Crown Inn
0.3 miles



Co-op Appleby
4.5 miles
SPAR Appleby
4.6 miles



Angelo's Italian
Restaurant
4.2 miles



Boots
Pharmacy
4.1 miles





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