



Meadow View | Bolton





5 

2+ WC 

1 

 lunevalley  
ESTATES.

 EPC - D

 TAX

 D  
Freehold





The Most Stunning FIVE Bedroom Bungalow In The Captivating Eden Village Of Bolton. Incredible And Uninterrupted Views to Blencathra And The Lakeland Fells. Newly Refurbished To An Exquisite Standard.

Drive slowly through sleepy country lanes where sunlight dapples through the trees and be captivated by the majesty of the Pennines that hold dominance on the skyline. The drive to Bolton Village has to be one of the very best that the Eden Valley has to offer, breath-taking scenery that invites you to explore...

Pull onto the drive and step through the front door...

Let's see what you fall in love with first. The flow of space that this beautiful family home has to offer, the five double bedrooms, the sumptuous En-suite, the gorgeous family friendly kitchen diner or will it be THAT view? The view that makes your heart beat a little faster and commands that you stop and admire its beauty...



This stunning home has all the comforts that you would expect to see in a house of this calibre... a new central heating system with pressurised water tank, security system, separate utility room and a good sized garage for parking the family car or using as a workshop.

Meadow View will captivate your heart but it is the view that will fill your soul...

Bolton Village is an active community that enjoys a newly installed and community funded 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. Meadow View is connected to mains drains and the central heating system is powered by oil as there is no gas supply to the village.

Bolton village benefits from Fibre Broadband.



## Welcome to Meadow View

Owned by the same family since 2017, Meadow View has seen some incredible changes! Lovingly renovated to an exacting standard, this incredible family home has had no expense spared and this is evident from the moment you step across the threshold.

Stunning porcelain tiles that emulate large planked wooden boards flow from the hallway through the house until it meets sumptuous carpets that give a cosy feeling under foot. The home has been styled immaculately and each room given its own perfect identity!

The kitchen sits within the neutral decor and the kitchen island with storage is the perfect place to entertain friends or have breakfast with the little ones. The flow of this calm space is given a jolt as it juxtaposes with the dramatic living space... The décor is only half the story, as the dominating feature has to be the view from the enormous floor to ceiling bifold windows.

The house is split into two separate wings. Bedroom one, the Master suite, Bedroom two, the access to Garage and utility is located in the West wing and Bedroom Two is opposite. Bedroom Three, Four and Five are located on the East wing and the perfect place to settle down the children away from parents who need their sleep! The bathrooms are abundant, with a wonderful family bathroom, a glorious En-suite and a convenient WC in the hallway.

The gardens are nothing short of breath taking and add additional living space on warmer days. Lounge areas, patios, hot tub, outdoor bar, veggie plots and children's play area. All of the family are catered for here in this haven in Eden. Float away your cares in the four seater hot tub as you watch the sunset over Blencathra...Simply divine!





## The Hallway

Step over the threshold of Meadow View and feel instantly at home. The light is incredible as you are faced with a panelled glazed door to the rear and a small vestibule to the garden gives you a sneak peak of what makes Meadow View so sublime. Walk across the porcelain tiles after kicking off your fell shoes and to the left is a beautifully styled WC, with modern sink and vanity and a low flush WC. The adjacent cupboard is for the pressurised Smart ACV water tank and boot shelving. From the Hallway we can go to the West Wing where you will find the Master suite and utility rooms, or we can access the Lounge and the other bedrooms in the East wing.

## Ensuite

The En-suite of Meadow View is sleek and contemporary. Beautiful cabinetry houses the large sink and low flush WC. The shower enclosure has a raised step and gives a sense of occasion as you step into the shower. Mocha toned shower boards are easily maintained and make irritating water marks a thing of the past.

## Bedroom 3

Bedroom Three is a mirror image to Bedroom Four and has the same captivating Views, the same storage solutions and the same large window seat with hidden storage. The room is neutral in décor and the view brings nature indoors. The room is large enough to accommodate a double bed and would make a wonderful room for another Teen or as a home office.

## Bedroom 2/ Dressing Room

Thanks, to its close proximity to the Master suite, Bedroom Two has been meticulously crafted into the most delightful Dressing room. The Cabinetry has been finished in anthracite and the storage solutions that this room offers is sublime. The cohesive scheme invites you in and as you take your time to appreciate the views out to the lane, imagine that this room could also be customised into another bedroom, potentially a large nursery that sits opposite the Master Suite.

## Lounge

The focal point of the space is a set of expansive bifold doors that stretch from floor to ceiling, inviting the splendour of nature to merge seamlessly with the room's interior. The doors are bespoke and designed to allow an unobstructed panorama of rolling hills, and an expansive horizon. A comfortable seating area is strategically arranged to maximize the view. Plush sofas and armchairs, provide the perfect vantage point for immersing oneself in the scenery. To further enhance the connection to the outdoors, potted plants and fresh flowers are placed throughout the room, infusing the air with fragrance, and adding splashes of vibrant colour. Whether you choose to curl up with a book in front of the roaring multi fuel fire set atop a sandstone hearth, or simply sit in awe of the majestic countryside, this room offers a captivating sanctuary.

## Kitchen / Diner

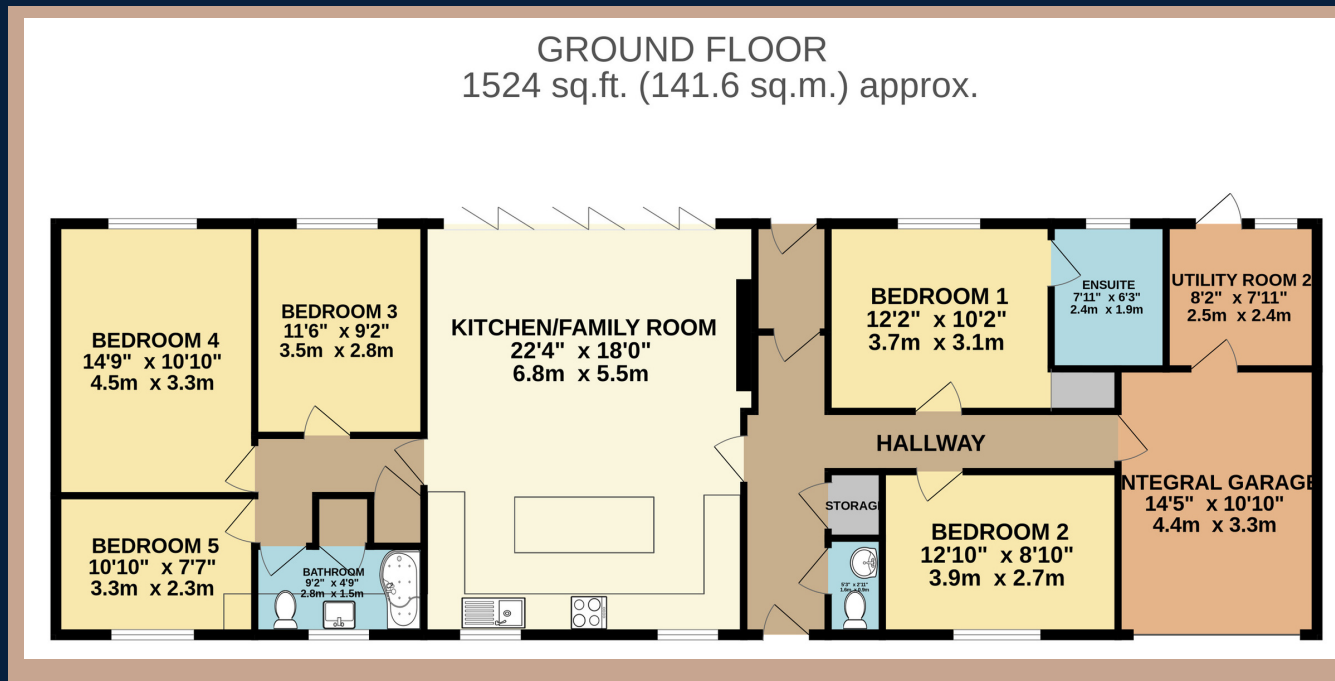
Step into the modern kitchen diner, where style and functionality seamlessly merge to create an inviting space for culinary delights and communal gatherings. At the heart of the room stands a magnificent kitchen island, a true centrepiece that exudes both beauty and practicality. The island boasts incredible storage, and its generous surface offers ample space for food preparation, while also providing a gathering point for friends and family to mingle. The cabinetry by Howdens line the walls, their design lending an uncluttered and streamlined appearance. The cabinets, finished in a crisp, neutral tone, provide abundant storage for cookware, utensils, and pantry essentials. The kitchen is equipped with appliances, their modern design seamlessly integrated into the cabinetry. A state-of-the-art induction cooktop sits flush with the countertop. A built-in oven and microwave combination unit, discreetly tucked into the wall, ensures convenient access for all your baking and reheating needs. Windows out to the country lane, which are adorned with modern blinds and across the kitchen into the lounge, the bifold doors let natural light flood the room. The flooring is a porcelain tiled, adding an organic vibe to the space while remaining cool and easy to clean.

## Bedroom 5

The Guest Room/Bedroom Five is the loveliest of rooms for your Guests to enjoy a restful and quiet night's sleep. The newly decorated room is painted in neutral tones and the outside landscape from the outside lane draws in the views and the fabulous Cumbrian light. Large enough to accommodate a double bed and floor standing furniture, Bedroom Five will provide a sanctuary for all who stay at Meadow View.

## Master Suite

The Master Suite is located in the West wing of the house and is at the opposite end to the house from bedrooms three, four and five. The room is neutral in tone and has a handy built in deep cupboard for essential storage. The view dominates the room and entrances all who enter. The Master Suite is large enough to be home to a king-sized bed and would accommodate other large pieces of furniture. A restful and tranquil haven, away from the rest of the house that has its own en-suite sumptuous shower room.



## Garage and utility

The Utility Space of Meadow View is capacious and incredibly well designed. The large garage space with its roll doors has been customised into a workshop and storage area but could easily be converted back into a garage where a car could be housed. Currently over door storage is in place where all the family clutter is organised into neat storage boxes. This space leads into the Utility Room where sleek cabinetry houses Meadow View's oil-fired boiler, the washing machine, and the condenser dryer. Room for the family washing baskets is behind another cupboard and plenty of storage above for the 'once a year' essentials such as Christmas decorations and holiday suitcases. The room is spacious and would allow drying inside on those wet days. There is a door in the utility that leads directly out to the garden where drying outside will be a pleasure not a chore.

## Family Bathroom

Conveniently situated in the East wing where the Guest Room, Bedrooms four and five are located, The Family Bathroom is a haven of tranquillity. The large drench shower head, over tub, is guaranteed to leave you feeling refreshed and energised ready for the day ahead. The sanitary ware is all modern and sleek and the white vanity houses all the extra clutter that a family bathroom can become overrun with! A roomy airing cupboard is the perfect place to store linens and those fluffy white towels.

## Bedroom 4

Bedroom Four is currently a children's bedroom and what a bedroom this is! The room as been designed to accommodate a large gaming area, a generous ¾ size bunk bed and the storage solutions for a growing teen has been thoroughly considered. The capacious under window seat has a lift up oak topped lid where Teen clutter can be kept, and the 'L' shaped bespoke fitted units will make the grumpiest Teen smile. The views out to the open meadows are to be enjoyed and admired,

# The Essentials



The New  
Crown Inn  
*0.3 miles*



SPAR  
*4.1 miles*  
Co-op  
*4.0 miles*



Angelo's  
*4.5 miles*



Boots  
Pharmacy  
*4.6 miles*





# lunevalley

ESTATES.



*Scan to visit our website!*

Suite 8, Willow Mill, Caton, LA2 9RA  
01524 256625  
team@lunevalleyestates.com  
lunevalleyestates.com