



Violet Bank | Bolton

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Band E



Freehold





Imagine a property that is so visually beautiful that it captures your heart immediately. Imagine this property standing majestically at the heart of one of the prettiest villages in the Eden Valley...Now imagine views to the front of the awe inspiring Pennine Hills that reflect all the colours of a Sunset at dusk. Interested? Well, welcome to Violet Bank  
Your drive to Bolton Village will take you through some of the most spectacular scenery that rivals even the Lake District. Pretty river views, sandstone bridges, red squirrels and plenty of rolling hill that refresh the soul after a long journey home. Your first glimpse of Violet Bank will evoke a very strong reaction emotion. The attention to detail by the current owners will impress and the desire to step inside to see what is behind that door will be strong indeed.



We are keen to see what you will fall in love with first!...The steeple arch of the front door, the seeping staircase as you enter the hall, the imposing high ceilings, shuttered sash windows which are all modern double glazed but sympathetic to the period of the home. Will it be the breath-taking views over to the Pennines that change in colour throughout the day, or will it be the sleek contemporary kitchen that makes your eyes widen with delight?

Drive onto the gravel driveway which is stone walled to all three boundaries and park the car, there is plenty of space so don't worry about parking for friends and family. Walk up the the solid wooden door and step inside...





An exceptional example of contemporary design in a period property. The kitchen of Violet Bank is beautiful, clean lines of the anthracite cabinetry contrasts against the fresh white of the work surface, which in turn, tones into the fresh and light 'Metro' tiles.

The space is enough for a family cook off and entertaining would be a pleasure in this cooks delight!

Large enough for a 10 seater dining table or a large and expansive kitchen island. The room is spacious enough to accommodate exactly how you wish to share time with the family in one of the most social of spaces.



If you thought the Kitchen impressive then you will love the Utility Room! Spacious, clean lined, and thoroughly considered with storage a plenty.

The home's combi boiler is located in a built in storage unit and a large airing cupboard is perfect for storing away all the bedding and towels needed for a large family.

A convenient WC is located by the back door which leads out onto the large and luscious garden.



## Entrance Hall

Enter through the most charming of doorways and you are greeted with a light, bright Entrance Hallway. Large enough to deal with family coats, boots, shoes, dogs and prams if needed! the proportions are stunning as is the neutral décor. Light from the arch panel above the doorway and directly across over to the garden, another window allows light to flood through. The stunning sweep of the staircase is period and beckons you upstairs to explore...

**Kitchen/Diner** - The jewel of this beautiful home, the Kitchen Diner of Violet Bank is sleek, contemporary and a gorgeous example of modern nestling against period design.

The integral appliances include a fridge freezer, dishwasher, eye level double oven and an electric hob. All housed behind stunning anthracite grey cabinetry

## The Lounge

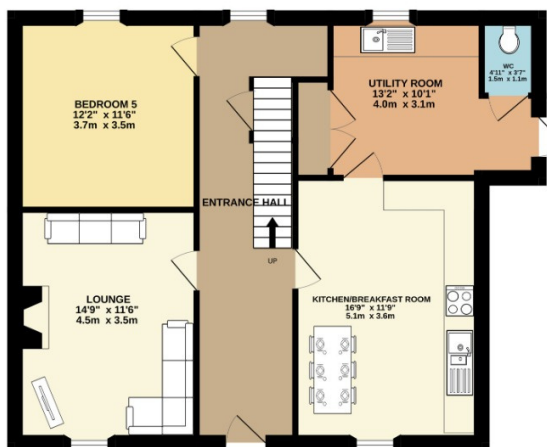
With its high ceilings, spectacular views out to the Pennines, newly fitted sash double glazing windows which are resplendently dressed with shutters and cosy log burner with oak lintel, the Family lounge is certainly a place to sink into a squishy sofa and relax with family or friends..

## The Premier Bedroom

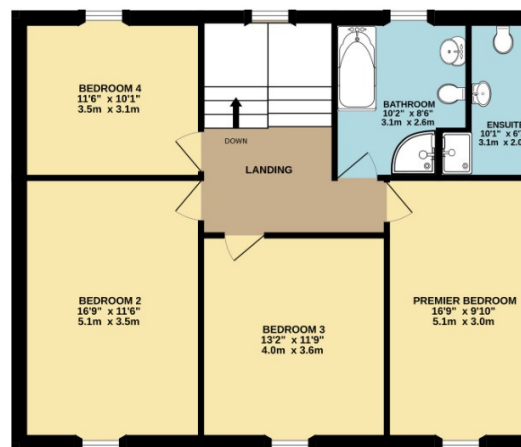
large enough to accommodate spacious furniture and a king sized room bed. The room benefits from the captivating views over to the Pennines. Shutters add elegance to the room and the neutral décor allows the room to feel calm and peaceful. The gorgeous En-suite is spacious enough for a full sized shower enclose with drench shower, a modern sink encased in a light oak vanity unit with storage and a low flush enclosed WC. heat is provided with a tall heated towel rail.

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GROUND FLOOR  
824 sq.ft. (76.5 sq.m.) approx.



1ST FLOOR  
890 sq.ft. (82.7 sq.m.) approx.



TOTAL FLOOR AREA : 1714 sq.ft. (159.2 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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## External

Violet Bank is as impressive on the outside as it is on the inside. The large garden has been thoughtfully planted with trees and bushes that will grow into a wonderful haven in Eden. The current owners have designed the space to have privacy and colour throughout the seasons. Although not quite mature, the garden will evolve into something spectacular, but for now is beautiful and quaint with planting that will grow with the family. The patio area is generous for those BBQ's and even a hot tub if required, The low stone wall gives a charm to the garden and has two small steps up to the generous lawned area. The front of the house has been meticulously designed for style and practicality. Parking for multiple vehicles has been considered and raised beds to soften the area. A large shed will house the garden essentials! The walls to all sides are stone built and enclose the front of the house beautifully.

## Bathroom

A luxurious room where the stress of the day can be soaked away or a refreshing drench shower could invigorate after a long day on the Fells. The full sized circular shower enclosure sits comfortably in this large room and is an alternative to the large bath with hand held shower attachment. The light oak vanity unit and WC enclosure, compliments the contrasting tones of the cooler grey floor tiles. A large wall mounted towel rail will warm the fluffy towels after that long soak!

## Beautiful Bedrooms

Beautifully decorated in muted tones, all rooms will ensure a good nights sleep thanks to their calm and peaceful setting. with views out to either the Pennines or the garden, the Bedrooms of Violet Bank have stunning vistas

# The Essentials



The crown Inn  
*0.1 Miles*



Appleby  
4.5 Miles



Angelo's  
Ristorante  
Appleby  
4.5 Miles



Boots Pharmacy  
4.5 Miles



Lake Ullswater  
*22 min drive*



Cliburn Moss Nature  
Reserve  
4.8 Miles





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