

PFK

Clifford House, Bolton, Appleby-in-Westmorland, Cumbria CA16 6AL

Guide Price: £475,000





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LOCATION

Bolton lies just over 4 miles north west of Appleby and around 9 miles south east of Penrith. The village provides church, nursery, primary school, public house and playing field and Appleby caters well for everyday needs with a variety of small supermarkets and shops, sports clubs, local bus services and also benefits from a railway station on the scenic Settle to Carlisle line. The M6 is easily accessed at Penrith (Junction 40) which also benefits from a main west coast line railway station, with secondary schools being available in both in Appleby and Penrith.

PROPERTY DESCRIPTION

Clifford House is a large 5 bedroomed detached property on a generous plot, with bags of driveway parking, double garage and garden to two sides. The property is now in need of some updating but offers a great amount of potential.

Internally, accommodation briefly comprises porch with large hallway, a superb sized kitchen/diner and lounge, conservatory, utility room, bedroom and shower room to the ground floor. To the first floor there are 4 further double bedrooms, one with walk in wardrobe/dressing area and a generous family bathroom with separate WC.

Externally the property has a large driveway, double garage and attractive gardens to two sides with open countryside views to the rear.

ACCOMMODATION

Entrance Porch

Accessed via part glazed UPVC door into an entrance porch with decorative coving, tiled flooring and part glazed door into the hallway.

Hallway

With decorative coving, stairs to the first floor with understairs storage area, storage heater and doors giving access to ground floor rooms.

Lounge

4.96m x 8.01m (16' 3" x 26' 3") A superb, bright triple aspect reception room with feature sandstone fireplace housing electric fire, two storage heaters and wall mounted lighting.

Bedroom 5

3.99m x 3.46m (13' 1" x 11' 4") Currently used for office space, a good sized double bedroom with rear aspect window.

Shower Room

1.64m x 3.45m (5' 5" x 11' 4") Fitted with three piece suite comprising tiled shower cubicle with electric shower, WC and wash hand basin. Part tiled walls, extractor fan and vertical heated chrome towel rail.

Kitchen/Diner

4.45m x 6.65m (14' 7" x 21' 10") Fitted with an excellent mix of wall, base and glass fronted display units with complementary work surfacing incorporating 1.5 bowl stainless steel sink and drainer unit with mixer tap and tiled splashbacks. Integrated appliances include electric hob with extractor over, eye level oven and grill, dishwasher and space for full height fridge freezer. Ample space for dining furniture, electric heater, tiled flooring, dual aspect windows and patio doors leading into the conservatory.

Conservatory

2.12m x 3.58m (6' 11" x 11' 9") Of dwarf wall construction and glazed to two sides with tiled flooring, wall mounted lighting and glazed door leading out to the rear garden.

Utility Room

2.08m x 3.16m (6' 10" x 10' 4") Fitted with a range of wall and base units with complementary work surfacing, incorporating stainless steel sink and drainer unit. Plumbing for washing machine, loft hatch, window and door giving access out to the garden.

FIRST FLOOR LANDING

A spacious landing area with airing cupboard, two front aspect windows and doors to first floor rooms.

Bedroom 2

4.95m x 3.96m (16' 3" x 13' 0") A generous, dual aspect double bedroom with decorative coving, built in wardrobes and electric heater.

Bedroom 3

4.99m x 3.92m (16' 4" x 12' 10") Spacious, rear aspect double bedroom with decorative coving, wardrobe and electric heater.

Bathroom

2.51m x 2.80m (8' 3" x 9' 2") Fitted with three piece suite comprising tiled shower cubicle with electric shower, bath and pedestal wash hand basin. Extractor fan, vertical heated chrome towel rail, electric heater and tiled flooring.

Separate WC

1.00m x 2.79m (3' 3" x 9' 2") Fitted with WC and wash hand basin, part tiled walls, extractor fan and tiled flooring.

Bedroom 1

4.41m x 3.99m (14' 6" x 13' 1") A spacious, rear aspect double bedroom with decorative coving, loft hatch, electric heater and large walk in wardrobe/dressing area with hanging rails, shelving and wash hand basin.

Bedroom 4

4.44m x 2.57m (14' 7" x 8' 5") A front aspect double bedroom with decorative coving and electric heater.

EXTERNALLY

Gardens and Parking

To the front of the property, there is a large driveway providing offroad parking for several cars leading to the double garage, and a walled front garden laid to lawn. The main gardens lie to the side and the rear and are presented in a Mediterranean style layout with lawn with shrub borders, large block paved patio area and gravelled area with shed.

Garage

7.02m x 8.98m (23' 0" x 29' 6") Detached double garage with power, lighting and rear aspect window and pedestrian door.

ADDITIONAL INFORMATION

Tenure & EPC

The tenure is freehold.
The EPC rating is D.

Referral & Other Payments

PFK work with preferred providers for certain services necessary for a house sale or purchase. Our providers price their products competitively, 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 PFK will receive a referral fee: Napthens, Bendles LLP, Scott Duff & Co Property Lawyers/Conveyancing Service - completion of sale or purchase - £120 to £180 per transaction; Pollard & Scott/Independent Mortgage Advisors - arrangement of mortgage & other products/insurances - average referral fee earned in 2022 was £260.48; M & G EPCs Ltd - EPC/Floorplan Referrals - EPC & Floorplan £35.00, EPC only £24.00, Floorplan only £6.00. All figures quoted are inclusive of VAT.

SALE DETAILS

Mains electricity, water and drainage. Electric night storage heating (with supplementary immersion heater) and double glazing installed throughout. Telephone line installed subject to BT regulations. Please note - the mention of any appliances and/or services within these particulars does not imply that they are in full and efficient working order.

Council Tax: Band F

Viewing: Through our Penrith office, 01768 862135.

Directions: Entering Bolton village from the A66, cross the river Eden and proceed up the hill. Opposite the church turn left into Eden Fold. The property is on the right hand side, towards Graham Rigg.





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Approximate total area⁽¹⁾
2027.58 ft²
188.37 m²

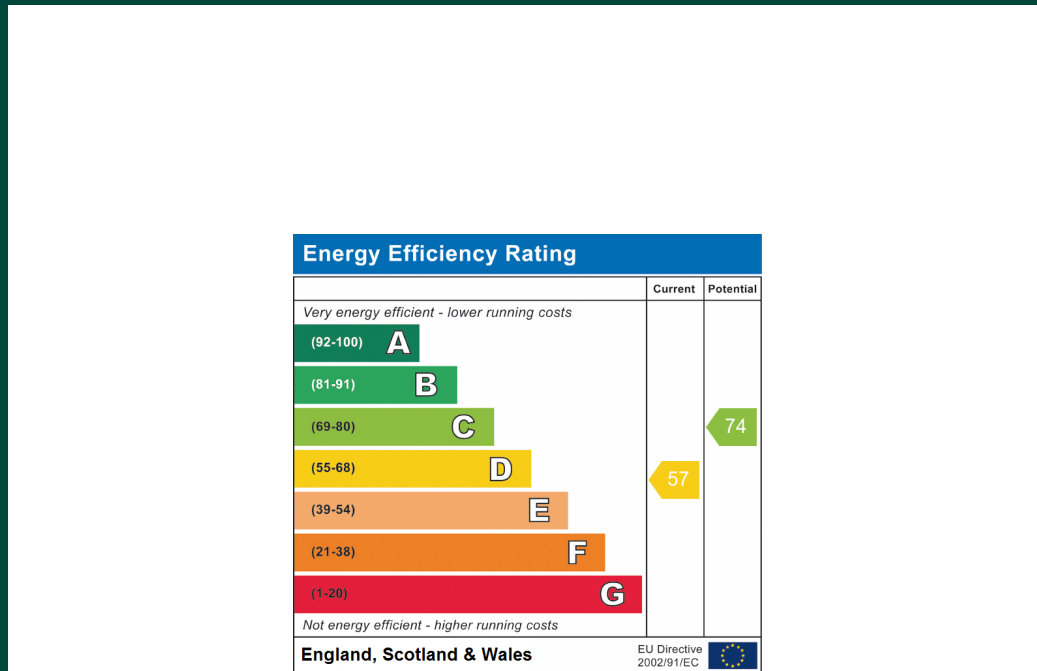
Reduced headroom
25.53 ft²
1.91 m²

(1) Excluding balconies and terraces

Reduced headroom
(below 1.5m/4.92ft)

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

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Approximate total area⁽¹⁾
1064.76 ft²
98.92 m²

(1) Excluding balconies and terraces

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