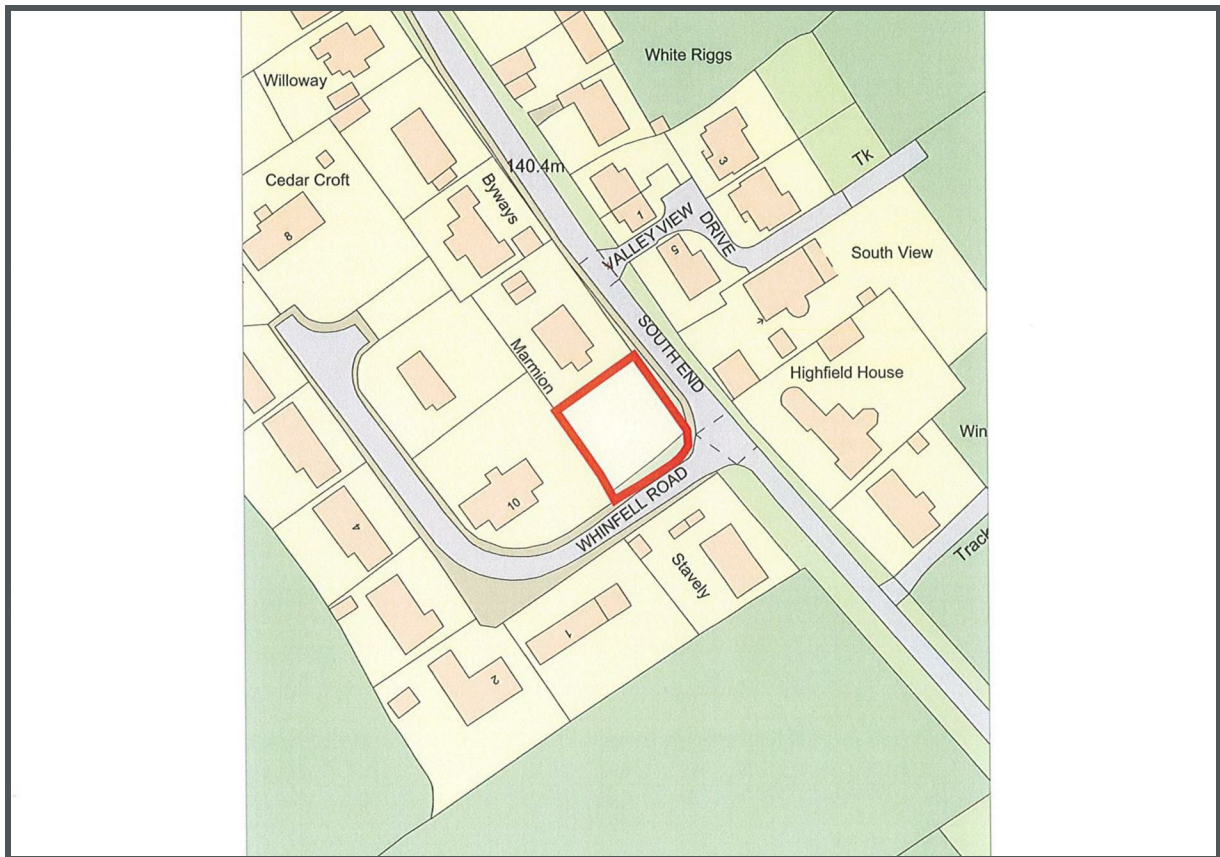


Building Plot Adjacent to Marmion South End, Bolton, Appleby-In-Westmorland, Cumbria, CA16 6AW



- **Building Plot with Full Planning for a Substantial Detached Home, Circa 1,700 Sq Ft**
- **Desirable Eden Valley Village Between Penrith and Appleby**
- **Central Hallway with Galleried Landing Above**
- **Large Open Plan Living Room + Kitchen with Central Fireplace**
- **Dining Room + Utility Room**
- **Ground Floor Bedroom with En-Suite**
- **3 First Floor Double Bedrooms, En-Suite + House Bathroom**
- **Large Garage/Workshop, Circa 400 sq ft**
- **Tenure - Freehold. Council Tax to be Assessed on Completion of the Build**

Price £150,000

Designed by renowned local architect Graham Norman and to include many stylish features with the opportunity to create a low emission home of distinction, this is a rare opportunity to buy a building plot in this lovely Eden Valley Village, just over 4 miles from the centre of Appleby, surrounded by the beautiful Eden Valley and with full planning permission for a substantial detached 4 bedroomed house.

Work has started and a manifold and a manhole have been installed to connect to the mains drainage, with inspection already carried out by Building Control.

The plot measures approximately 25m x 21.5m.

The planning details and documents are also available on eden.gov.uk/planning-and-building and search for planning application 20/0132, building plot adjacent to Marmion CA16 6AW

Location

From Penrith or Appleby, drive along the A66 and turn off, following the signpost for Bolton, between Kirkby Thore + Crackenthorpe. In the village at the crossroads, turn left, signposted to Colby and follow the road for approximately 500 metres. The plot is on the corner of South End and Whinfell Road.

Amenities

In the village of Bolton there is a village school with nursery, a public house, a Church, a Chapel and a Village Hall. All main facilities are in Penrith, approximately 9 miles and Appleby, approximately 4 miles. Penrith is a popular market town with a population of around 17,000 people and facilities include: infant, junior and secondary schools with a further/higher education facility at Newton Rigg University of Central Lancashire. There are 5 supermarkets and a good range of locally owned and national high street shops. Leisure facilities include: a leisure centre with; swimming pool, climbing wall, indoor bowling, badminton courts and a fitness centre as well as; golf, rugby and cricket clubs. There is also a 3 screen cinema and Penrith Playhouse. Penrith is known as the Gateway to the North Lakes and is conveniently situated for Ullswater and access to the fells, benefiting from the superb outdoor recreation opportunities.. Appleby is an attractive market town in the upper Eden Valley with a population of approximately 3,000 people and is of historical interest. The town has a range of shops, a Primary and a Secondary School. Leisure facilities include a Swimming Pool, an 18-hole golf course and bowling green.

Services

We understand that Mains Water and Electricity are in the road and it is the responsibility of the purchaser to identify the source and to arrange the connection.

A manifold and a manhole have been installed to connect the property to the mains drains.

Tenure

We have been informed by the vendors that the property is freehold, the full details will be confirmed by their solicitors.

The council tax will be determined by the Valuations Office upon completion of the build.

Viewing

STRICTLY BY APPOINTMENT WITH WILKES-GREEN + HILL

Measurements

Please note, the measurements have been taken from the architects drawings and could very well differ from the finished building.

Hallway 15'5" x 7'10" (4.7m x 2.4m)

Open Plan Living Room + Kitchen 15'3" x 33'5" (4.65m x 10.2m)

Dining Room 14'5" x 7'10" (4.4m x 2.4m)

Bedroom 12'1" x 9'6" (3.7m x 2.9m)

En-Suite 5'4" max x 9'6" (1.65m max x 2.9m)

Utility Room 7'2" x 9'6" (2.2m x 2.9m)

Landing

Master Bedroom 11'9" x 15'5" (3.6m x 4.7m)

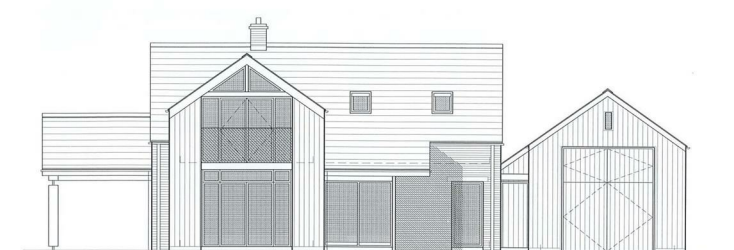
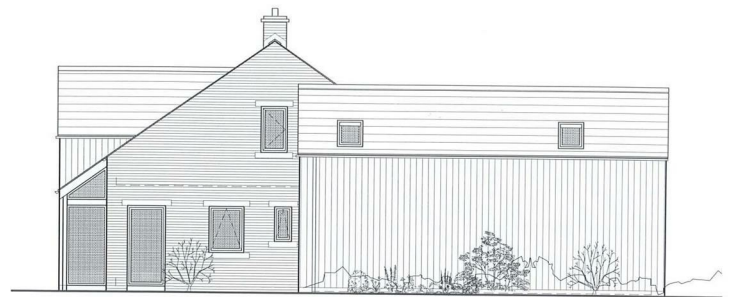
En-Suite 5'2" x 10'5" (1.6m x 3.2m)

Bedroom 8'0" x 15'5" (2.45m x 4.7m)

Bedroom 10'11" x 9'6" (3.35m x 2.9m)

Bathroom 6'10" x 9'6" (2.1m x 2.9m)

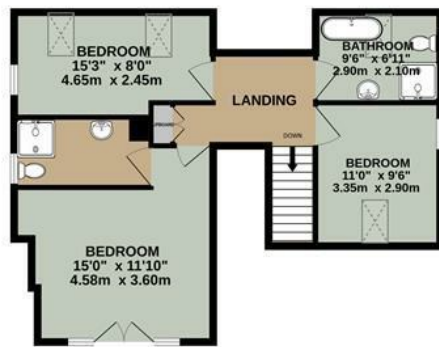
Garage 26'2" x 17'10" max 13'7" min (8m x 5.45m max 4.15m min)



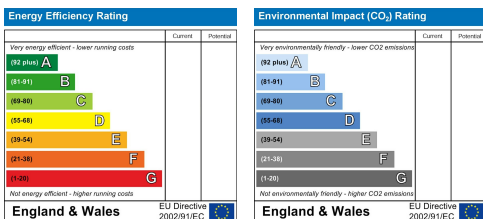
GROUND FLOOR



1ST FLOOR



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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