



Rivington Park | Appleby







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 **lunevalley**  
ESTATES.



EPC - C



Band D



Freehold





As you wind your way past the River Eden and out towards open farm land, Rivington Park is set in a quiet location on the edge of the town but close enough for a steady walk to the local artisan shops, bars, cafes, schools and all that this beautiful town has to offer. Nestled in the popular and quaint market town of Appleby you will find the desirable Rivington Park development. Built by the renowned construction company Russel Armer circa 2007, Rivington Park is a collection of beautiful homes. Drive into the private Cul de Sac and park your car on the driveway or chose to open the electric garage doors and feel the warmth as you step inside this stunningly presented family home.

The accommodation is set out over three floors and the elevation gives the most incredible views over the rooftops of Appleby and beyond to the protective Fells that surround. The first floor offers an incredibly well presented Living Room with a newly installed multifuel log burner, a spacious Kitchen with new cabinetry, and the most spectacular vaulted ceiling Garden room. There is also a conveniently situated WC on this level too. The upper floor will lead you into three, well proportioned bedrooms and a family Bathroom. There is also an En-suite located in the Master Suite.

The tone of the entire accommodation is neutral and calming, with heigh ceilings and large windows which offer a peaceful light to enter each room.





Once parked, make your way up the brick laid driveway to the covered entrance porch. Walk through the smart composite front door and into the Entrance Hallway where there is a door leading into the large Integral Garage. A picture window gives views out to the adjacent parking space and the under window radiator provides a warmth to the space. Make your way into the living room of this beautiful home and feel instantly calm and welcomed by the neutral décor and the warm glow from the newly fitted multi-fuel stove which sits atop a grey slate hearth. Once you have taken in the ambience of the room, your attention is instantly drawn to the incredible light that emanates from the French doors that lead out to the delightful Juliette balcony and the second window adjacent which captures the most wonderful view over Rivington Park and the Fells beyond.

The kitchen of number 40 is simply sublime! A recent addition to this wonderful space, the cabinetry is sleek but plentiful in cashmere tone and the essential appliances are all hidden away and integral, including a dishwasher and fridge freezer. The property's combi gas boiler is also housed behind the cabinetry. The opposite wall has been banked with the same cabinetry and offers a stylish storage solution to family clutter or a pantry space for those keen cooks. The flooring is a grey herringbone 'Modulea' and is a perfect tonal compliment to the cashmere cabinetry and sleek white laminate work surface.

With a soaring apex and beamed ceiling, stunning garden views, access to the outdoor patio and lawn through French doors and enough space to accommodate formal dining or simply a second space in which to relax or entertain friends, the garden room has everything and more.

With a stunning warm oak planked flooring and views out to the garden, the room has enough natural light to make the occupant feel relaxed and tranquil.

A stunningly presented room which will ensure a restful nights slumber amid calming and tranquil tones. There is space enough to accommodate floor standing furniture and the views are to the front of the property which give glimpses of Fell vistas above the rooftops of the town. Heat is provided by a wall mounted radiator and a TV point is located opposite the bedhead wall. The room offers a sanctuary of peace and privacy thanks to the En-Suite which can be accessed from here. Bedroom Two makes the perfect space for a growing Teen or for a guest room. Currently used as a child's bedroom, Bedroom three would easily make a wonderful home office space too.

A place to relax and unwind after the longest day or to refresh with a shower which is mains fed. The D shaped bath will ensure fun at bath time for children and the neutral styling and sleek sanitaryware gives a modern and contemporary feel.

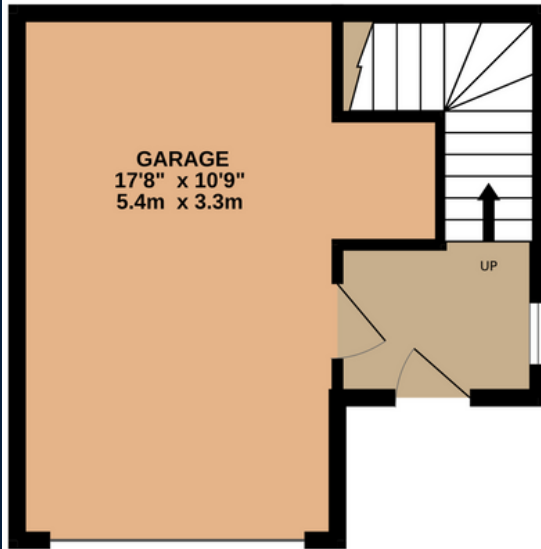




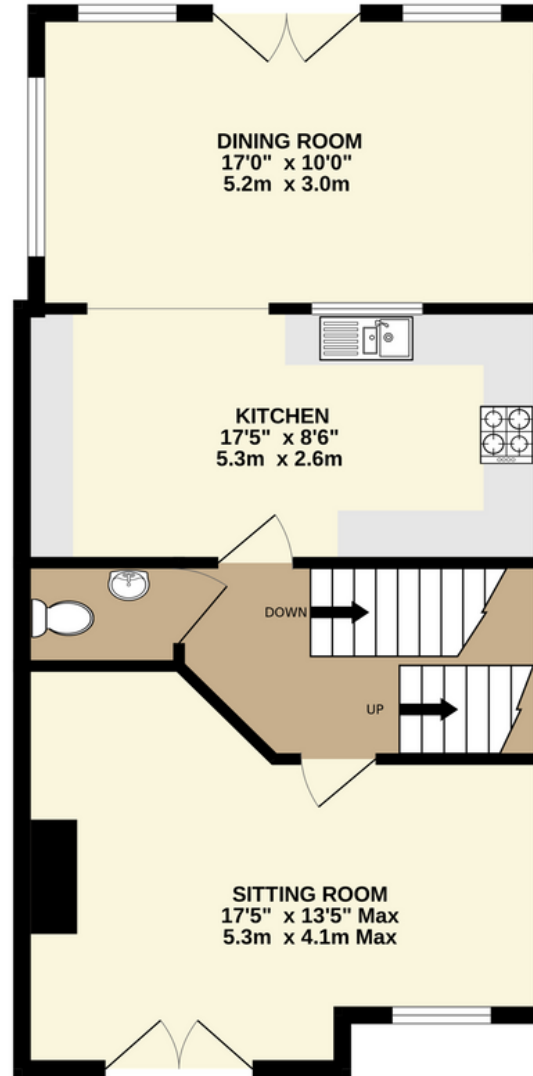




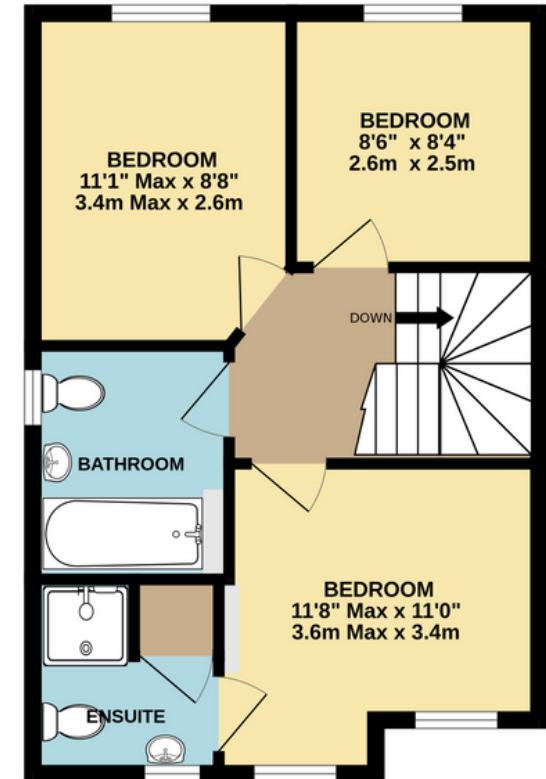
GROUND FLOOR  
280 sq.ft. (26.0 sq.m.) approx.



1ST FLOOR  
626 sq.ft. (58.2 sq.m.) approx.



2ND FLOOR  
451 sq.ft. (41.9 sq.m.) approx.





# The Essentials



Royal Oak Inn  
*0.5 miles*



Co-Op  
*0.5 miles*



Crown &  
Cushion Inn  
*0.6 miles*



Boots  
Pharmacy  
*0.6 miles*







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