

**WILKES
GREEN
HILL**

Residential
Estate Agents
Letting Agents

Church View Cottage, Orton, CA10 3RY



- **Semi-Detached Style Barn Conversion**
- **Desirable Village Location in the Westmorland Dales National Park**
- **Open Plan Living, Dining Room and Kitchen**
- **2 Double Bedrooms + Bathroom**
- **Modern Electric Central Heating + Double Glazing**
- **On Street Parking**
- **Tenure - Flying Freehold. Council Tax Band - B. EPC - E**

Asking price £175,000

In the heart of the desirable village of Orton, in the Westmorland Dales National Park, being 15 miles from Penrith, 8 miles from Appleby and 17 miles from Kendal, Church View Cottage is an unusual character home offering a perfect base to enjoy the fine surrounding countryside. Occupying the first and second floors of this former stone agricultural building there is smart, stylish and attractive accommodation comprising; Entrance Hall, Open Plan Living Room, Kitchen and Dining Room, Landing, 2 double Bedrooms and a Bathroom. The property also benefits from Double Glazing and modern Electric Central Heating via an in-line boiler and a pressurised hot water system. On Street Parking is available in the village.

Location

Orton is easily found from junction 38 of the M6. After leaving the motorway, take the first exit at the roundabout, signposted to Orton and follow the road for 2.5 miles into the village. Fork left by The George Hotel, towards Shap. Follow the road for a further 100m and turn right at the village store,

The what3words position is loose.notch.wonderful

Amenities

In the village of Orton there is a primary school, a C of E church and a Methodist Church, a Hotel and Public House, a specialist chocolate shop with a cafe and a further cafe. Orton is now within the Wesmorland Dales National Park, an extension to the Yorkshire Dales and has excellent access to fantastic open countryside all around.

In the village of Shap, approximately 6.5 miles. there is a Primary School, Co-Op Store, 2 village shops and 2 public houses, a Sports Ground and Outdoor Swimming Pool. Shap is within easy reach of the Lake District National Park and Haweswater.

All main facilities can be found in Penrith, a popular market town, having excellent transport links through the M6, A66, A6 and the main West coast railway line. There is a population of around 17,000 people and facilities include: infant, junior and secondary schools. 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.

Services

Mains water, drainage and electricity are connected to the property. Heating is by a modern in-line electric boiler with a pressurised tank of the hot water.

Tenure

The property is a flying freehold and the council tax is band B

Referral Fees

WGH work with the following provider for arrangement of mortgage & other products/insurances, 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 WGH will receive a referral fee :

Fisher Financial, Carlisle

The Right Advice (Bulman Pollard) Carlisle

Average referral fee earned in 2024 was £253.00

Viewing

STRICTLY BY APPOINTMENT WITH WILKES-GREEN + HILL

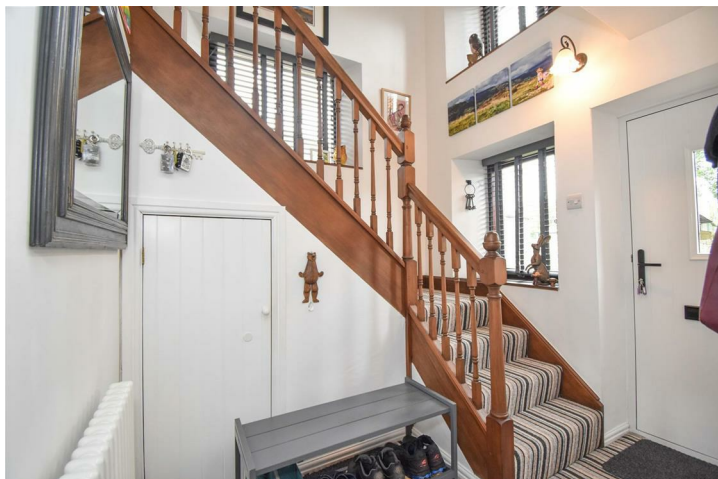
ACCOMMODATION

Entrance

An external staircase from the ground floor, with wrought iron balustrade, leads to a composite security door opening into the;

Hall

Stairs lead to the first floor with natural wood handrail and spindles and a useful storage cupboard below. Double glazed windows face to two sides, providing good natural light and there is a modern column radiator. A door opens into the;



Living Room 18'8 x 10' (5.69m x 3.05m)

Having double glazed windows to the front and rear, two modern column radiators and a telecoms connection point. The living room is open to the;



Kitchen 10'10 x 7'11 (3.30m x 2.41m)

Fitted with cream shaker style units and a dark worksurface incorporating a stainless steel one and a half bowl single drainer sink with mixer tap and soap dispenser. Benefits from a free standing kitchen island for additional work surface and storage. There is a slot in electric cooker with cooker hood above, plumbing for a washing machine and space for an upright fridge freezer. Double glazed windows two sides provide good natural light.

**First Floor - Landing**

A ceiling trap gives access to the roof space above.

Bedroom One 8'11 x 13'2 (2.72m x 4.01m)

The ceiling is partly sloped with a double glazed Velux roof light. There is a further double glazed window and a modern column radiator. Along one wall there is wall mounted open storage system.

**Bedroom Two 9'2 x 11'11 (2.79m x 3.63m)**

The ceiling is partly sloped with two double glazed Velux roof lights and there is a modern column radiator. A built-in airing cupboard houses a pressurised hot water tank and in line electric boiler for the central heating.



Bathroom 7'2 x 7'1 (2.18m x 2.16m)

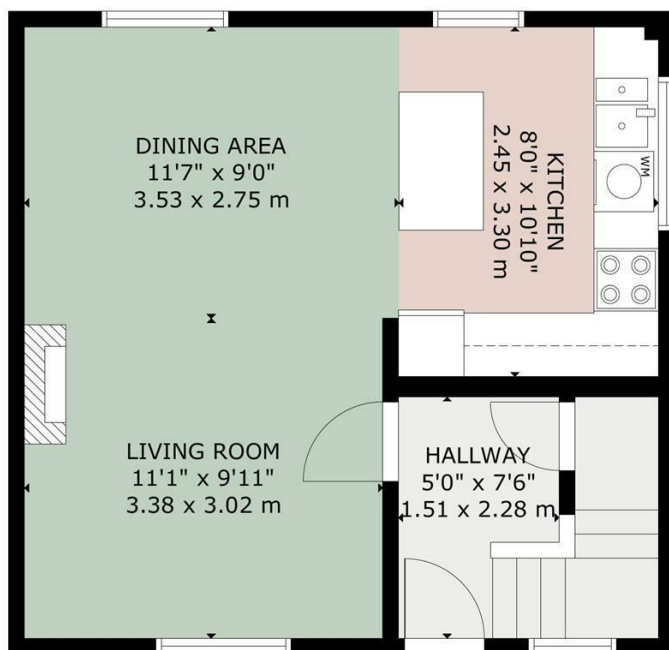
Fitted with a toilet, a wash basin and a panelled cast iron bath having handset mixer shower taps. The walls are part tiled and the ceiling is sloped. There is a modern column radiator/towel rail, a shaver socket and a double glazed window to the side.

**Outside**

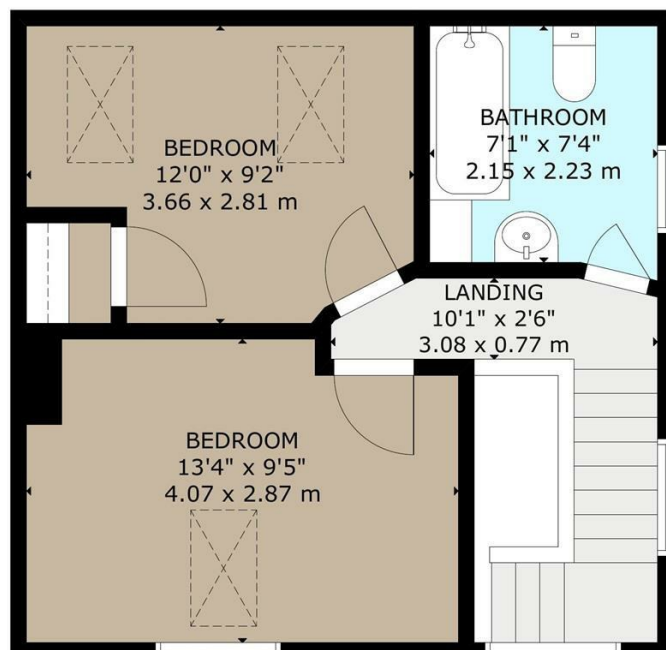
On street parking is available in the village.

There is a full right of on foot access to the property across the neighbouring cottage.

Below the external staircase there is a storage cupboard.

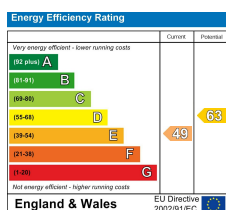


FLOOR 1



FLOOR 1

GROSS INTERNAL AREA
TOTAL: 70 m²/745 sq.ft
FLOOR 1: 35 m²/372 sq.ft, FLOOR 2: 35 m²/373 sq.ft
SIZE AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY



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