



| Orton | Penrith | CA10 3SJ

Guide Price £560,000



**david britton**  
ESTATES

## Key features

- 4 bedroom cottage with many original features
- lounge/dining room
- sitting Room
- utility room
- dining/kitchen
- family bathroom
- en-suite to master bed
- exceptional far reaching views
- good garden
- parking for 6 vehicles

## Description

Who doesn't Love a bit of seclusion? This property not only offers seclusion but outstanding far reaching views of rolling countryside and the Pennine Fells. Not only is this property located in the most beautiful setting but it offers stunning accommodation throughout. The cottage combines two historic properties to create 4 bedrooms, en-suite facility and 2 bathrooms as well as superb open plan kitchen, lounge and sitting dining room and adjacent utility. There is a garage, parking for many vehicles and a lovely garden area to 3 sides. **\*\*NO UPWARD CHAIN\*\***

Although rural the property is only a short drive from Orton with its village amenities and in the other direction Appleby again with an abundance of amenities and Train Station with Settle to Carlisle connection. The M6 motorway is approximately 5 miles away and links Kendal and Penrith offering great access to the Lake District and Eden Valley. "Please note: this property is situated in the Yorkshire Dales National Park and is surrounded by common land. As is often the case with these types of properties, part of the garden is leased from the parish council for a nominal fee each year (~£200 a year) after the previous owners extended the boundary. This is normal for these unique properties and means that your beautiful views will never be outbuilt. Owners are happy to explain during viewings."

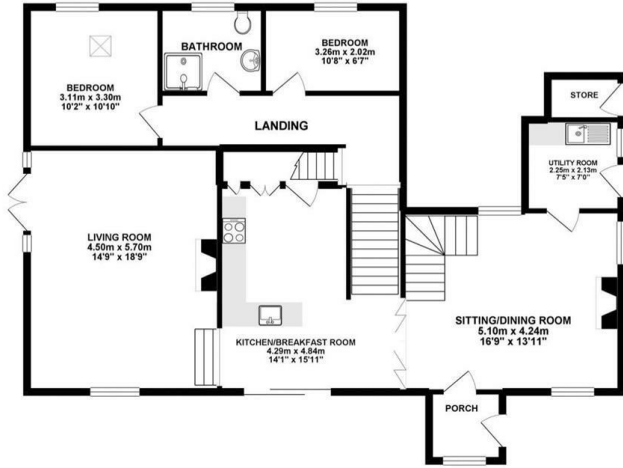
## Directions





# Floor plans

GROUND FLOOR 107.56 sq. m.  
( 1157.73 sq. ft. )



1ST FLOOR 70.55 sq. m.  
( 759.40 sq. ft. )



TOTAL FLOOR AREA : 178.11 sq. m. ( 1917.13 sq. ft. ) 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.  
Marks with Metravis ID70116

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	



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