



Wyndhams Garth, Orton

£485,000



## Wyndhams Garth

### Orton

An appealing detached house with beautiful views situated in a desirable location within Orton village which is located on the Coast to Coast route. There is a thriving village primary school, excellent village shop/post office, surgery, church, chapel, inn, Orton Scar Café and Kennedy's Chocolate Factory, monthly Farmers' Market and the newly refurbished village hall hosts many community activities. Located within the Westmorland Dales forming part of the Yorkshire Dales National Park, Orton is just 2 miles from Tebay services with the Westmorland Farm Shop between junctions 38 and 39 on the M6 on both the north and southbound carriageways.

Nestled within the picturesque countryside village, this delightful detached house is a haven of tranquillity and charm. The property offers ample driveway parking upon arriving with the added benefit of garage parking as well. Stepping into the property you will find the ground floor has Three charming double bedrooms which are perfect for relaxing in, a shower room which comprises a W.C., wash hand basin to vanity and a fully tiled shower cubicle and a practical utility room and access to the garage which has ample storage. Heading upstairs you can find a light and airy sitting room with access the balcony that steps down to the delightful garden, a well proportioned kitchen diner, perfect for entertaining guests or enjoying family meals. The principle bedroom is located on the first floor with a handy family bathroom which comprises a W.C., wash hand basin to vanity and bath. The property is equipped with double glazing and LPG central heating, providing comfort and efficiency year-round.

The outside space of this property truly enhances its appeal, providing a serene setting to relax and unwind. The landscaped rear garden offers stunning views of the fells, creating a picturesque backdrop for outdoor gatherings or simply enjoying the peace and beauty of the surroundings. The front driveway provides ample parking space, while the enclosed lawn with a rockery flower bed adds a touch of natural beauty to the entrance.

- Delightful detached property
- Utility area
- Light and airy sitting room
- Double glazing and LPG central heating
- Kitchen diner
- Located in stunning countryside village
- Four double bedrooms
- Gardens to the front and rear
- Family bathroom and shower room
- Garage and driveway parking

**EPC RATING F**

#### **SERVICES**

Mains electric, LPG, mains water, mains drainage.

**COUNCIL TAX:BAND D**

**TENURE:FREEHOLD**

#### **DIRECTIONS**

On the B6260 towards Appleby take the first right after the Orton Scar Café over the bridge followed by the second left to find Wyndhams Garth on the left

**WHAT3WORDS:**lottery.options.gilding





## GROUND FLOOR

### ENTRANCE HALL

18' 4" x 6' 11" (5.59m x 2.10m)

### BEDROOM

12' 6" x 7' 1" (3.81m x 2.15m)

### BEDROOM

12' 3" x 10' 11" (3.74m x 3.32m)

### BEDROOM

11' 11" x 10' 11" (3.64m x 3.32m)

### SHOWER ROOM

8' 3" x 6' 0" (2.52m x 1.83m)

### HALLWAY

7' 3" x 5' 5" (2.22m x 1.66m)

### UTILITY ROOM

8' 2" x 7' 6" (2.49m x 2.28m)

## FIRST FLOOR

### LANDING

12' 3" x 8' 0" (3.74m x 2.44m)

### SITTING ROOM

27' 4" x 13' 5" (8.32m x 4.09m)

### KITCHEN/DINER

22' 7" x 13' 8" (6.89m x 4.17m)

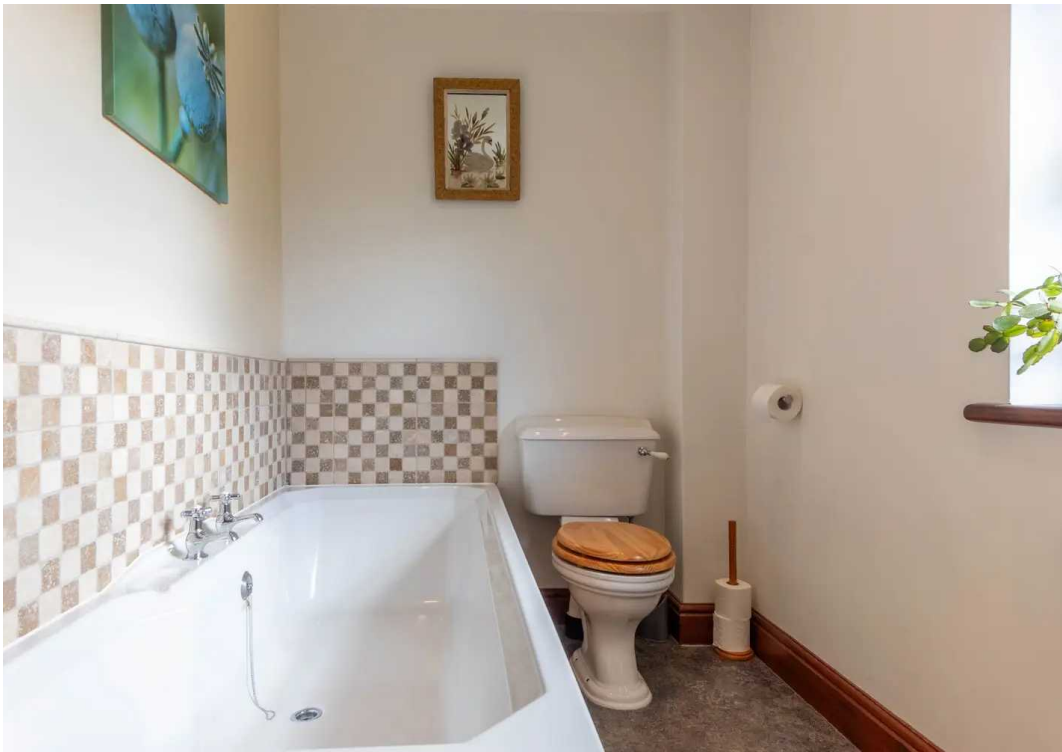
### BEDROOM

14' 5" x 12' 4" (4.40m x 3.76m)

### BATHROOM

10' 7" x 5' 5" (3.22m x 1.65m)











Ground Floor



Floor 1

**Approximate total area<sup>m</sup>**

1809.37 ft<sup>2</sup>

168.1 m<sup>2</sup>

(1) Excluding balconies and terraces

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

**GIRAFFE360**

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