

**MILNE MOSER**  
SALES + LETTINGS



**Stone End Cottage**  
**Orton**  
**Penrith**  
**CA10 3RQ**

**£345,000**







## OVERVIEW

In the heart of this pretty Cumbrian village with countryside walks on the doorstep, this traditional mid terrace cottage has a wealth of character features and is larger than expected. An L shape lounge dining space is ideal for families and leads into the kitchen with handmade wood units and a walk in pantry. The first floor has two good double bedrooms along with a family bathroom with quirky curved wall. The second floor has been converted to create a large master bedroom with a Jack and Jill style shower and additional guest bedroom/study. Terraced patio and garden space at the rear along with a garage and utility room. Touches of craftsman's hip and creativity have made this a welcoming family home.











## ACCOMMODATION

The green painted front door leads into:

### PORCH/VESTIBULE

Having a ceiling light and space for coats, a wooden door with inset pane leads into:

### L SHAPE LOUNGE DINING SPACE

21' 5" / 8' 9" x 13' 11" / 13' 4" (6.53m / 2.67m x 4.24m / 4.06m) excluding vestibule/porch.

Two double glazed windows face the front aspect and have deeper cills. Painted stone walls give character to the room whilst making the space lighter and brighter and there is a woodburner set to the chimney breast recess. Exposed beams, ceiling light, a telephone point and radiator. Shuttered opening into the kitchen.

### KITCHEN

12' 3" x 10' 11" (3.73m x 3.33m)

Two double glazed windows face the rear elevation. Fitted with bespoke rustic pine base and wall units with solid wood worktops and a one and a half bowl sink set to a peninsula. Tiled floor, ceiling light, a radiator and a range cooker with double canopy over. A door leads to the patio and there is a cupboard under the stairs.

### PANTRY

7' 11" x 6' 2" (2.41m x 1.88m)

With stone slab shelves and flag floor, there is a ceiling light and a double glazed window.

### STAIRCASE AND LANDING

A lovely feature of the property is the unique quirky staircase - semi spiral and leading onto the landing which incorporates the spiral with a curved wall. Wooden doors lead to the bedrooms and bathroom and there is a ceiling light.

### BEDROOM

13' 10" x 10' 5" (4.22m x 3.18m)

A double glazed window with stripped wood panelling under faces the front aspect. There are three wall lights and a radiator.

### BEDROOM

13' 5" x 10' 5" (4.09m x 3.18m)

Having a wood stripped floor and painted stonework walls, the second double bedroom has a ceiling light and a radiator.



## ACCOMMODATION CONTINUED

### BATHROOM

9' 2" x 7' 9" (2.79m x 2.36m)

A frosted double glazed window faces the rear elevation. Fitted with a three piece suite comprising cast bath with shower over, a pedestal wash and basin and WC. The quirky features continue in the bath room with a curved wall and original stripped wood cupboards. Radiator, ceiling light, heated towel rail and laminate style flooring.

### STUDY

11' 3" x 8' 8" (3.43m x 2.64m)

Having a stable door leading onto an external walkway, there are stairs leading to the second floor, built in cupboard, a ceiling light and radiator.

### BEDROOM

19' 7" x 10' 7" (5.97m x 3.23m) inclusive of stairs

Having a lovely UPVC double glazed dormer window facing the rear elevation with views over countryside and playing field. Located partially within the roof space, this good size double bedroom has a Velux rooflight facing the front and there is a radiator and ceiling light. Painted stonework wall.

### SHOWER ROOM

7' 6" x 5' 11" (2.29m x 1.8m)

A Jack and Jill shower room with connecting doors to two rooms. Shower cubicle, a pedestal wash hand basin and concealed

cistern WC. Heated towel rail, and a wall light. Access to eaves storage.

### BEDROOM/STUDY

10' 7" x 9' 11" (3.23m x 3.02m)

An ideal study, playroom or guest bed room, there is a rooflight to the front, a wall light and radiator. Access to eaves storage and there is some restricted head height.

### EXTERNAL

A courtyard area adjacent to the back door provides space for seating and access to the utility and garage. Steps lead to an upper garden with lawn, raised flower bed and hardstand all with retained stone walls. There is an external light.

### UTILITY/WC

9' 11" x 8' 2" (3.02m x 2.49m)

Having a Belfast sink and tap and lighting the space is semi divided to create a WC area. Open access to:

### GARAGE

15' 0" x 10' 4" (4.57m x 3.15m)

Roller door to the front and a light. Large walk in store at the rear which also houses the boiler.







## DIRECTIONS

Travelling out of Kendal on the A685 (Appleby Road), following signs to Grayrigg and Tebay. Proceed through Grayrigg and onto Tebay - approximately 12 miles. Follow through Tebay village, passing the primary school and pub and at the roundabout continue straight over towards Old Tebay and Orton. Upon entering Orton, continue towards the centre, taking the road immediately in front of the chocolate factory. Stone End Cottage is located to the right hand side.

## GENERAL INFORMATION

Mains Services: Water, Electric and Drainage. Oil fired central heating.  
Tenure: Freehold. Please note the garage has a flying freehold with the neighbouring property.  
Council Tax Band: D  
EPC Grading: E



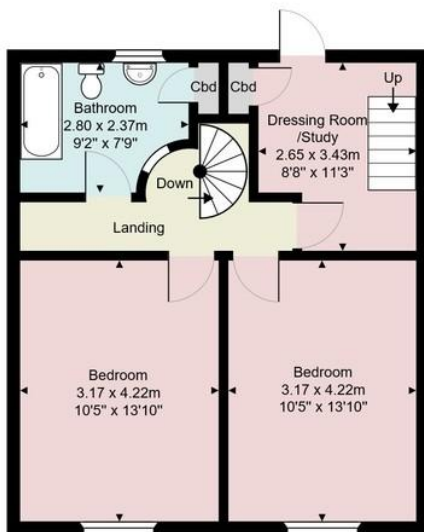




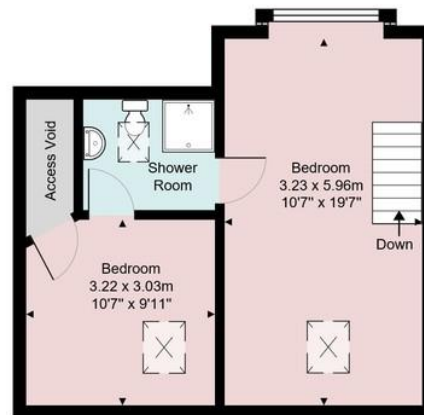
## FLOOR PLAN



Ground Floor



1st Floor



2nd Floor

This plan is for illustrative purposes only and should be used as such by any prospective purchasers. The appliances and systems shown have not been tested and no guarantee to their operability or efficiency can be given. Measurements are approximate and for display purposes only.

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