

**MILNE MOSER**  
SALES + LETTINGS



**1 Bessy Bank  
Orton  
Penrith  
CA10 3RB**

**£395,000**







## OVERVIEW

In a picturesque location within the Yorkshire Dales National Park, this detached house is more than meets the eye. Constructed in 2013 and with high quality fittings throughout, the property is built in the traditional bank house style to take advantage of the views and has been well planned and laid out. The master bedroom has an ensuite plus study and dressing room areas, there is a large utility room and ground floor cloak room. The upper floor has an open plan lounge/diner with dual aspect and a well fitted kitchen. A wood burning stove to the lounge is ideal for cosy winter nights and property has modern insulation, lighting and heat recovery system. The garden areas have been well landscaped and offer all year round interest. Ideal for those looking for a family home with minimal maintenance.











## ACCOMMODATION

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The gravelled driveway and steps lead to the solid oak wooden front door with inset pane and into:

### ENTRANCE HALL

An impressive entrance with galleried stairs leading to the first floor and tiled floor. Built in double coat cupboard, downlights and a radiator. Attractive oak doors lead to the master bedroom, utility room, cloakroom and garage.

### CLOAK ROOM/WC

Having a wash hand basin and WC. Continuing tiled floor and downlights.

### UTILITY ROOM

11' 10" x 5' 5" (3.61m x 1.65m) Fitted with base units and worktops, there is a stainless steel sink with drainer and plumbing for a washing machine. Tiled floor, a radiator and downlights. Adjoining is a cylinder room, ideal as a drying area.

### MASTER BEDROOM

11' 10" x 13' 6" (3.61m x 4.11m) max  
Having a UPVC double glazed window to the front elevation. Radiator and downlights.

### ENSUITE

Fitted with a quadrant shower cubicle, pedestal wash hand basin and a WC. Fully tiled, there is an extractor, shaver point, downlights and a chrome heated towel rail.

### STUDY/NURSERY

11' 10" x 5' 11" (3.61m x 1.8m)

A useful space, used by the current owner as a study but could also be used as a nursery. Downlights.

### DRESSING ROOM/STORAGE

7' 0" x 5' 1" (2.13m x 1.55m)

Downlights and a radiator.

### LANDING

The attractive staircase leads to the landing and a UPVC double glazed window faces the front. Matching oak doors lead to the two bedrooms, bathroom and lounge/diner. Downlights and Chandelier style light

### LOUNGE/DINER

24' 2" x 12' 2" (7.37m x 3.71m)

UPVC double glazed window faces the front aspect with lovely outlook over playing fields towards the church and hills beyond. UPVC double glazed French doors lead to the rear garden. The lounge area has a wood burning stove set to a slate hearth with exposed flue. There are two radiators, downlights and television and telephone points. Open access to the kitchen.



## ACCOMMODATION CONTINUED

### KITCHEN

11' 6" x 9' 9" (3.51m x 2.97m)

UPVC double glazed window facing the rear aspect with outlook over fields towards Orton Knott. Fitted with oak base and wall units with dark worktops and pewter style handles. Under unit lighting, tiled splashbacks, concealed cooker extractor and a one and a half bowl sink with drainer. Integrated dishwasher and space for an American style fridge freezer and electric oven and induction hob. Downlights.

### BEDROOM

13' 11" x 11' 6" (4.24m x 3.51m)

A UPVC double glazed window faces the rear aspect with open view over farmland to hills beyond. Downlights and a radiator. Access to boarded loft.

### BEDROOM

12' 4" x 10' 2" (3.76m x 3.1m)

Another good double bedroom with a UPVC double glazed window facing the front aspect with a view over the village. Radiator and downlights.

### BATHROOM

8' 9" x 7' 2" (2.67m x 2.18m)

A frosted UPVC double glazed window faces the front elevation. Fitted with a four piece suite comprising corner bath, quadrant shower cubicle, pedestal wash hand basin and a WC. Fully tiled with heated chrome towel rail and a shaver point. Downlights.

### GARAGE

24' 6" x 11' 8" (7.47m x 3.56m)

Having an up and over door, the garage is a good size with two ceiling lights, fuseboard and telephone point. Wall mounted Worcester boiler.

### EXTERNAL

To the front and side of the property is a well planned landscaped garden area with gravel paths, evergreen shrubs and ornamental trees. Year round interest with flowering bulbs and plants. A gentle sloping path leads to the side and further to the rear with split level decking area, ideal for summer barbeques with great views over farmland and surrounding fells (Orton Knott, Orton Scar and the Howgills) all bounded by a dry stone wall. External lighting and water tap.







## 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, turn right over a small bridge and then immediately left, following the lane running parallel to the beck. Bessy Bank is on the right hand side with the property being directly in front of you.

## GENERAL INFORMATION

Mains Services: Water, Electric and Drainage. Oil fired central heating and heat recovery ventilation system.  
Tenure: Freehold  
Council Tax Band: D  
EPC Grading: B

Please note the vendor of this property is an Employee of Milne Moser Solicitors

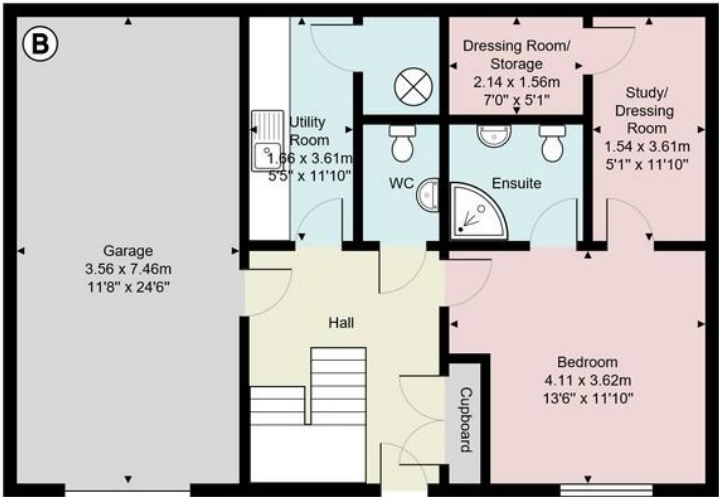








FLOOR PLAN



Ground Floor



1st 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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