



Old School Cottage

£240,000



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Old School Cottage

Orton, Penrith

Situated in the picturesque village of Orton is Old School Cottage, a charming two bedroom semi detached cottage split over three levels with easy access to the M6, Howgills and the Lakeland fells.

Featuring a generously sized and cosy Living room with substantial feature fireplace, mid level Kitchen with double height ceiling, two bedrooms, bathroom, plenty of storage, rear courtyard and solar panels, Old School Cottage is a delightful find in this popular part of Cumbria.

Available with no onward chain, the property would suit a multitude of buyers depending on their needs.

The surrounding countryside is indeed very beautiful and unusual in having large tracts of unfenced land providing a huge variety of interesting walks. The area has excellent access to the Lake District and Yorkshire Dales National Parks, both within less than half an hour's drive. The village itself has retained many of the services lost in recent years by other rural communities and maintains a wonderfully strong community with regular events being held within the village. The village boasts a well-regarded Primary school, two churches, hotel, public house, post office, general store, a fortnightly farmers market and a specialist chocolate shop and café.



From the M6, Junction 39, turn onto the B6261 and then take the 1st left signposted for Orton. Continue on the B6261 for 4 miles. As you drop down into Orton Village, follow the road around passing the village shop and pub on your right hand side. At the junction, turn right and Old school cottage is located on the right hand side.

Council Tax band: B

Tenure: Freehold

ENTRANCE HALL

3' 6" x 3' 6" (1.07m x 1.07m)

Hallway with wood window to side elevation, with inset sump pump and shelving housing the motor, glazed wooden door leading to Living room.

LIVING ROOM

13' 8" x 17' 7" (4.17m x 5.36m)

A superb feature stone fireplace and flagged hearth with an inset black cast multi fuel fire. Timber sealed unit double glazed windows to the front elevation. Stone tiled floor. Feature exposed timber beams. Electric radiator, night storage heater (powered via Solar panels). Wooden Ash stairs up to:

KITCHEN

8' 0" x 20' 1" (2.44m x 6.12m)

The kitchen has a range of fitted units with a contemporary worktop and tiled splashback with inset stainless steel sink/drainer with chrome mixer tap. Ample space for a freestanding oven and fridge freezer, along with space (and plumbing) for a washing machine. Wood double glazed window to rear elevation, double glazed wood door to rear patio with built in flood gate. Wooden Ash stairs leading up to the 2nd floor.





TOP FLOOR LANDING

5' 10" x 2' 10" (1.78m x 0.86m)

Carpeted hallway with louvre door cupboard housing the immersion heater and integral shelving. Doors leading to bedrooms and bathroom. Loft hatch

BEDROOM ONE

11' 0" x 8' 3" (3.35m x 2.51m)

Double bedroom with wood double glazed window to the front with a delightful open aspect towards Orton Scar. Large fitted wardrobe with sliding louvre doors. Electric Radiator.

BEDROOM TWO

7' 1" x 9' 3" (2.16m x 2.82m)

Single bedroom with wood double glazed window to the front elevation. Electric Radiator

BATHROOM

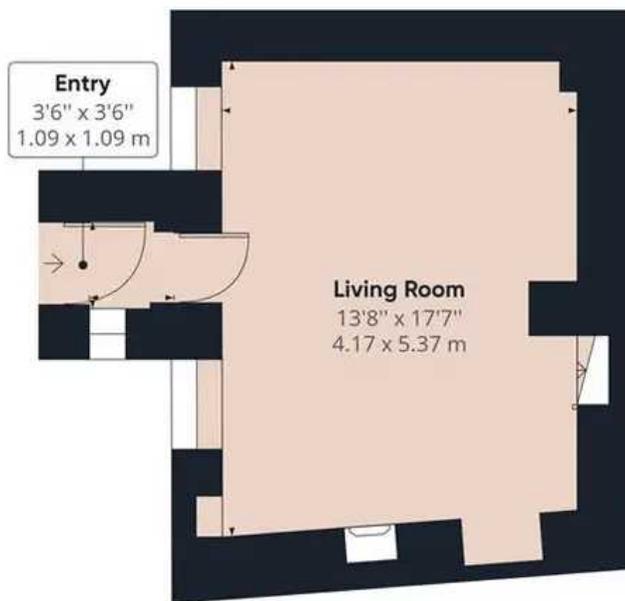
6' 7" x 5' 9" (2.01m x 1.75m)

A three piece suite incorporating a low level bath with electric shower, a pedestal wash hand basin with chrome taps, and a low level WC with handle flush. Dimplex heater. Shaver / light point. Wood double glazed obscured window to the side aspect.

GARDEN

To the rear of the property is a graveled courtyard with an iron wrought fence looking out on the fields beyond, to the front is an off road parking area that while doesn't belong to the property, generally off road parking is available.

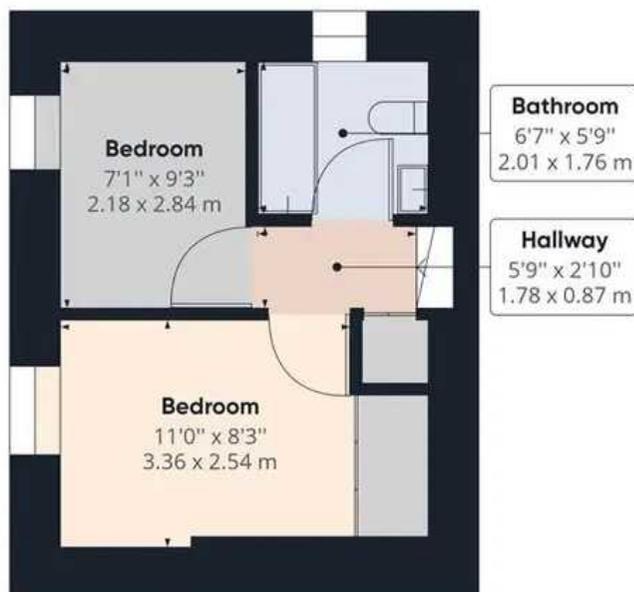




Ground Floor



Floor 1/2



Floor 1



Whilst every care has been taken in the preparation of these sales particulars, they are for guidance purposes only and no guarantee can be given as to the working condition of the various services and appliances. Measurements have been taken as accurately as possible but slight discrepancies may inadvertently occur. The agents have not tested appliances or central heating services. Interested applicants are advised to make their own enquiries and investigation before finalising their offer purchase.

Money Laundering In the event of prospective purchasers making an offer on a property, in relation to the Money Laundering Regulations photographic ID and Utility bill showing your address will be required. Please contact the office for their information.



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