



Orton

£725,000

Coatflat Mill, Orton, Penrith, Cumbria, CA10 3RE

Tucked away in a peaceful location on an expansive plot, this hidden gem nestled amidst the breathtaking landscapes just outside the Yorkshire Dales and the Lake District National Park, offering unparalleled privacy, tranquillity and natural beauty. As you approach, the anticipation builds and upon arrival, you'll be blown away by the idyllic setting, inviting you to step inside this beautiful home and make this countryside haven your own.

The charming farmhouse-style kitchen/ diner is where rustic elegance meets modern convenience. Truly, the heart of the home and is perfect for culinary adventures and family gatherings. Featuring Stoves electric hob, double ovens and extractor, with integrated dishwasher and fridge. We have been advised, the worktops are of black quartz, however this has not been verified. Ample cream coloured wall and base units. Stainless steel sink with hot and cold taps. Part tiled with tiled flooring and partial underfloor heating. Double glazed window to front and rear aspect. Access to front aspect, sunroom, dining room and staircase to upper level. Adjacent to the kitchen, the formal dining room awaits, perfect for hosting dinner parties or enjoying intimate meals with loved ones. Double glazed window to front aspect with stone flooring.

Quick Overview

- 4 Bedroom detached house
- Bedroom 1 with En- suite & walk in wardrobe
- Farmhouse style kitchen/ diner
- Formal dining room
- Spacious living room
- Impressive sunroom
- Idyllic setting
- Unparalleled privacy, tranquillity and natural beauty location
- Driveway & garages
- Broadband - Superfast available

Property Reference: P0427



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Superfast
Available



Driveway
& Garages



Kitchen/ Diner



Dining Room



Sun Room



Living Room

Leading from the dining room, up a small step, you enter the spacious living room, inviting you to unwind with ample room for relaxation and family gatherings. Double glazed windows to the front, rear and side aspect allows you to enjoy the views of the countryside, beck and fells in the distance. Electric fire and surround. Carpet flooring.

The real showstopper is the impressive sunroom, featuring log burner and two expansive bi-fold doors that open onto a generous balcony. This sun-drenched space seamlessly blends indoor and outdoor living, offering stunning views of the beck and the surrounding countryside. It's the perfect spot for morning coffees or evening sunsets, enveloped in nature's beauty. Two double glazed windows to side and one to the rear aspect, flood the room with natural light. We have been advised the flooring is of, solid oak wood, however this has not been confirmed. Access into the kitchen/ diner and utility room.

There is also a utility room, boot room/ cloakroom and downstairs WC for added convenience. The utility room provides availability for a washing machine, tumble dryer and free standing fridge/ freezer.

Venture upstairs to discover four bedrooms and family bathroom. Bedroom 1 is impressively large, featuring a pitched ceiling, wooden beam, walk in wardrobe and En-suite. Double glazed window to front and side aspect, with double glazed Velux window. Carpet flooring. Three piece En-suite with walk in shower with rainfall feature, WC, vanity unit and basin with hot and cold taps. Heated towel rail. Part tiled with tiled flooring. Bedroom 2 is equally generous, a spacious double with its own En-suite and high ceiling. Double glazed window to front and side aspect, offering breathtaking views of the surrounding countryside. Three piece En-suite with walk in shower, WC and basin with hot and cold taps. Heated towel rail. Double glazed window to rear aspect. Part tiled with tiled flooring. Bedroom 3 is a large double room with high ceiling and double glazed window to front aspect. Carpet flooring. Bedroom 4 is a small double bedroom with wooden beam, that is currently being used as a home office. Double glazed window to front aspect with carpet flooring. The three piece family bathroom is thoughtfully designed, providing convenience and style for all residents. Featuring shower over bath, WC and basin with mixer taps. Heated towel rail. Double glazed sash window and window seat to rear aspect. Part tiled with vinyl flooring.

Outside the front garden comprises of stone wall and railings boundary. Tiered garden with shrubs and trees of various sizes. The "top" garden has grassed lawn, hawthorn, pear and fruit trees and vegetable plot. The seating area provides views over to the fells. The rear garden has wooden fence boundary, wildlife pond, grassed lawn, decking area, patio and shrubbery. Greenhouse, shed and log store. Additionally, there is parking for ample vehicles and two garages with electrics, one with mezzanine for storage. We have been advised the road from the property to the road is an adopted highway and there is a Right of Way at the top of the drive, that crosses over to the style on the other side of the hedge.

Orton is a small market village in the Eden Valley of Cumbria, and approximately 14 miles from Kendal, approximately 11 miles from Appleby and approximately 20 miles from Penrith. The village offers local shop, Kennedy's Chocolate factory, post office, public house and enjoys regular Farmers market. It is also on the coast to coast route. Tebay is a village in Cumbria within the borders of Westmorland and allows easy access to the M6 motorway North and South.

Accommodation with approx. dimensions

Ground Floor

Kitchen/ dining room 21' 0" x 12' 1" (6.4m x 3.68m)

Dining Room 12' 10" x 7' 9" (3.91m x 2.36m)

Living Room 21' 5" x 11' 5" (6.53m x 3.48m)

Sunroom 19' 11" x 12' 6" (6.07m x 3.81m)



Bedroom One



En-suite



Bedroom Two



Bedroom Three



Bedroom Four



Bathroom

Boot Room/ Cloakroom 9' 11" x 5' 9" (3.02m x 1.75m)

Utility Room 10' 8" x 5' 9" (3.25m x 1.75m)

Downstairs WC

First Floor

Bedroom One 15' 5" x 12' 9" (4.7m x 3.89m)

En- suite

Bedroom Two 15' 1" x 11' 3" (4.6m x 3.43m)

En- suite

Bedroom Three 13' 5" x 10' 11" (4.09m x 3.33m)

Bedroom Four 10' 11" x 9' 6" (3.33m x 2.9m)

Bathroom

Outside

Garage 18' 7" x 10' 10" (5.66m x 3.3m)

Garage 16' 8" x 8' 0" (5.08m x 2.44m)

Mezzanine

Property Information

Tenure

Freehold

Council Tax

Band E

Westmorland and Furness

Services and Utilities

Mains electricity, mains water. Oil fired heating. Septic tank.

Agent's Notes

We have been advised the rear garden has been partially flooded up to the pond and the bottom left hand side of the rear garden in the last 5 years.

Broadband Speed

Superfast available.

From Tebay, at the Tebay roundabout, take the 2nd exit onto B6260. The road dips and there is a horse sign on the left hand side. Here, take the road on the right hand side, and follow over the bridge. The property will be on the right hand side.

What3words Location

///snug.founding.cadet

Viewings

By appointment with Hackney and Leigh's Penrith office

Price

£725,000

Anti-Money Laundering (AML) Regulations

Please note that when an offer is accepted on a property, we must follow government legislation and carry out identification checks on all buyers under the Anti-Money Laundering Regulations (AML). We use a specialist third-party company to carry out these checks at a charge of £42.67 (inc. VAT) per individual or £36.19 (incl. vat) per individual, if more than one person is involved in the purchase (provided all individuals pay in one transaction). The charge is non-refundable, and you will be unable to proceed with the purchase of the property until these checks have been completed. In the event the property is being purchased in the name of a company, the charge will be £120 (incl. vat).



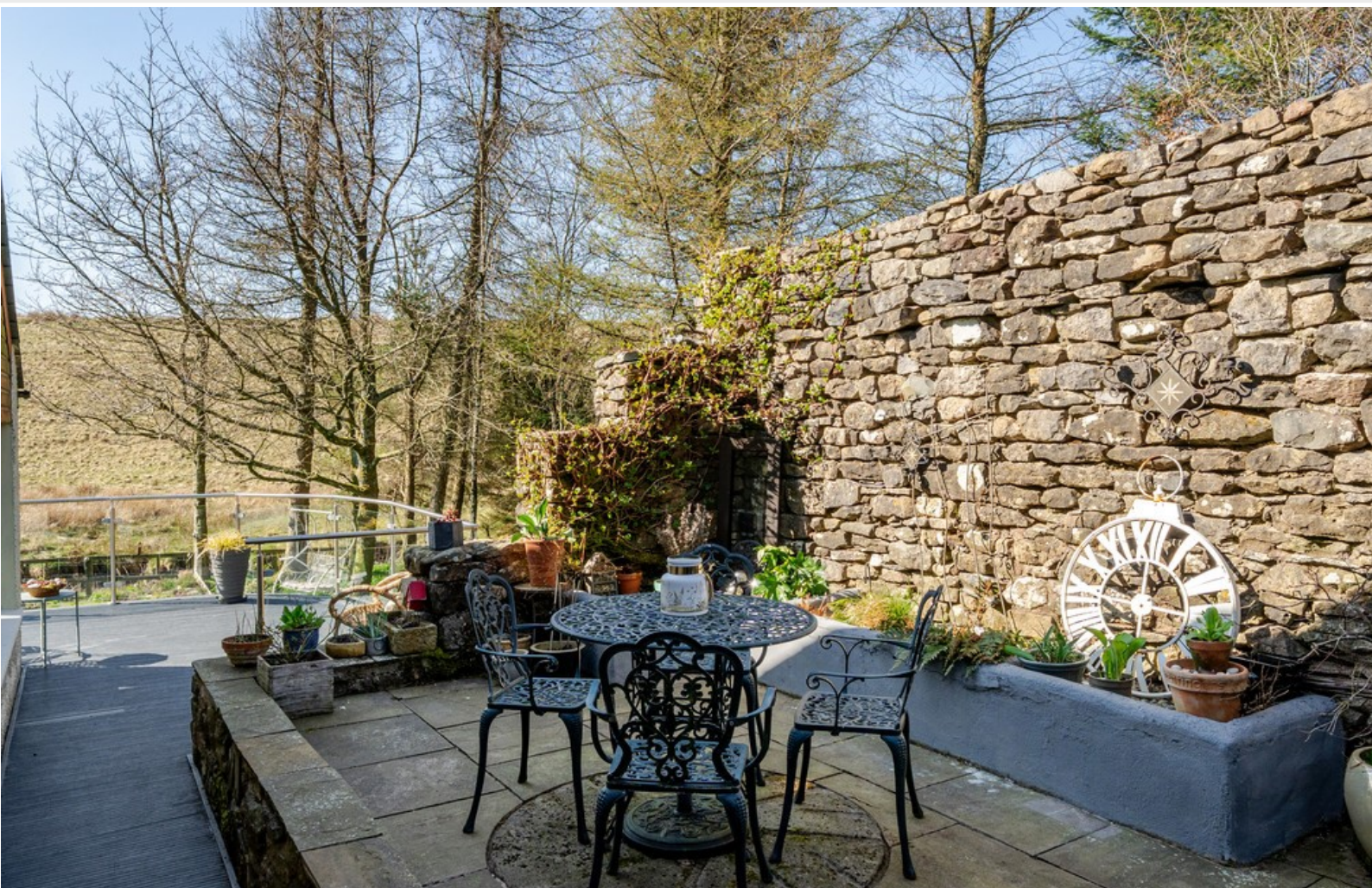
Front Aspect



Garden



Views



Patio

Meet the Team

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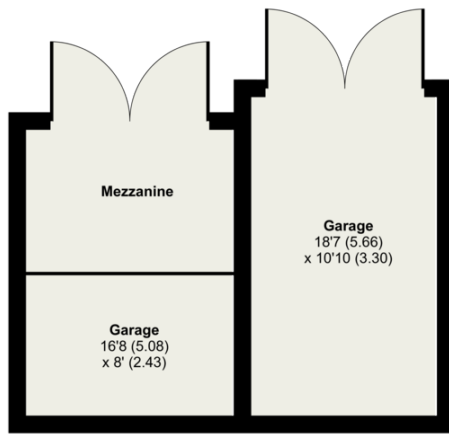
Coatflat Mill, Orton, Penrith, CA10 3RE

Approximate Area = 2160 sq ft / 200.7 sq m

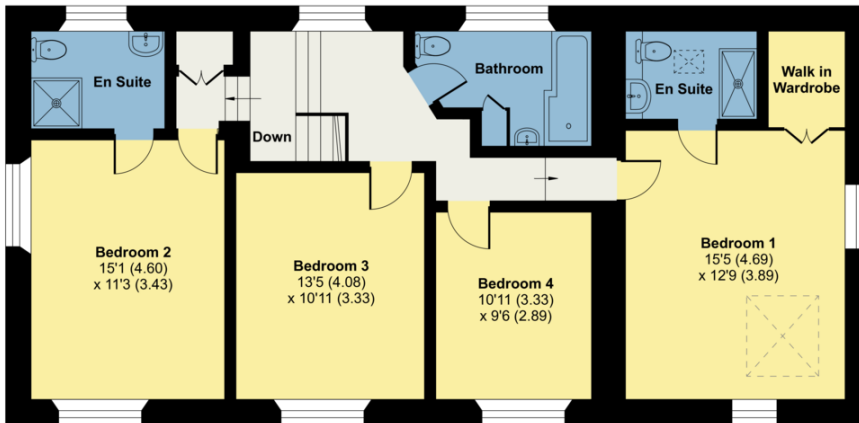
Garages = 403 sq ft / 37.4 sq m

Total = 2563 sq ft / 238 sq m

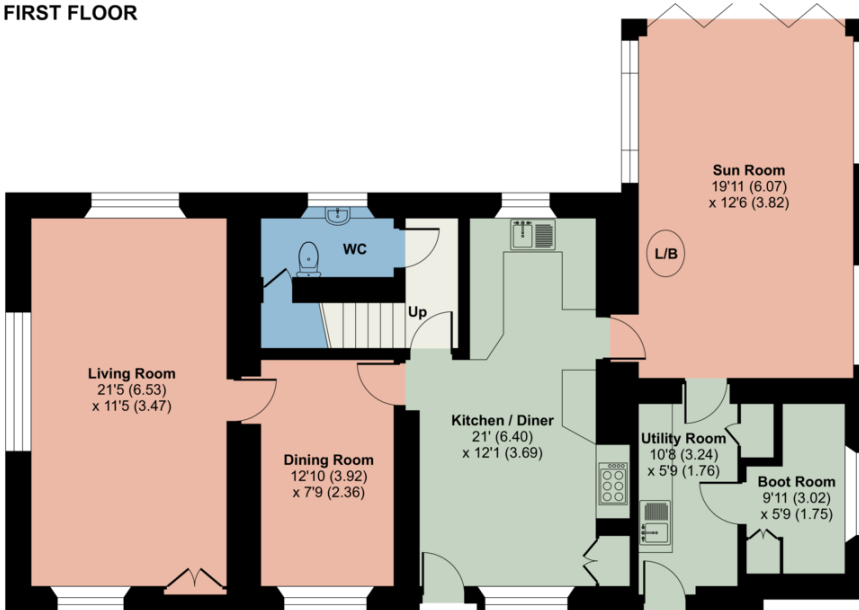
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GARAGE 1 / 2



FIRST FLOOR



GROUND FLOOR



Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © n1che.com 2025. Produced for Hackney & Leigh. REF: 1267283

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