



1 Winder House Front Street, Orton, CA10 3RJ

Guide Price **£290,000**

PFK

1 Winder House

The property:

Winder House is a charming and substantial, quasi detached stone built property located in the picturesque village of Orton and enjoying views of the surrounding Westmorland Dales. Currently configured as two self-contained flats, the property offers excellent flexibility and presents a fantastic opportunity for private or holiday rental, or alternatively to be converted back into a spacious single dwelling, subject to any necessary consents. Please see the attached Hough Tullett drawing that the current owners obtained in relation to making it a single dwelling.

Flat 1 – Ground Floor Accommodation

Accessed from the front of the property, Flat 1 comprises a welcoming central hallway, a cosy lounge featuring a multifuel stove set within a striking stone fireplace, a generous kitchen/diner, and a separate utility room with access out to the rear. The flat also includes two well proportioned bedrooms and a family bathroom, offering comfortable living space with plenty of character.

Flat 2 – First Floor Accommodation

Reached via an internal staircase with a separate entrance at the rear of the property, Flat 2 features a utility room on the half landing, a spacious kitchen/diner, and a bright lounge complete with feature fireplace. The flat boasts three bedrooms and a family bathroom, providing ample space for family living or guests.





Orton, Penrith

The location:

Orton is a charming and picturesque village nestled in the Eden valley, offering a peaceful rural lifestyle with excellent access to both the Lake District and Yorkshire Dales National Parks. The village features a strong community spirit and local amenities including a pub, shop with post office, primary school, café, and the renowned Orton Chocolate Factory. Surrounded by stunning countryside, it's ideal for walking and outdoor pursuits, while still being conveniently located near the M6 (Junction 38), with main line rail stations at Penrith and Oxenholme, providing easy links to major cities and the Carlisle-Leeds line which runs through Kirkby Stephen. Winder House is a rare opportunity for buyers seeking a flexible property with the scope to create a beautiful family home or continue its current use as two separate residences for owner occupation or rental.

Council Tax band: TBD

Tenure: Freehold

EPC Energy Efficiency Rating: E

Directions

Winder House can be located using the postcode CA10 3RJ or by using What3words [acrobats.action.form](https://www.what3words.com/).



Ground Floor - 1 Winder House

Hallway

Accessed via part glazed front door. With storage cupboard, night storage heater and doors leading to all rooms.

Lounge

13' 10" x 14' 3" (4.22m x 4.34m)

Front aspect lounge with a multi fuel stove in feature stone fireplace, window and a night storage heater.

Kitchen/Diner

14' 8" x 11' 7" (4.47m x 3.52m)

Fitted with a good range of wall base and units, with complementary laminate work surfacing, incorporating stainless steel sink and drainer with mixer tap. Space for a freestanding electric cooker with extractor fan above and space for an undercounter fridge. Space for a dining table. Window to the rear and door into utility room.

Utility

8' 0" x 6' 9" (2.43m x 2.06m)

Good range of wall and base units with laminate work surface, plumbing for a washing machine, stainless steel sink and drainer. Night storage heater. Window to the rear and the back door to the property.

Bedroom 1

11' 9" x 14' 2" (3.58m x 4.33m)

A front aspect double bedroom with built in wardrobes and night storage heater.

Bedroom 2

11' 8" x 8' 3" (3.55m x 2.52m)

(currently used as an office) A single bedroom with night storage heater and rear aspect window.

Bathroom

Fitted with a four piece suite incorporating WC, wash hand basin, bath and shower cubicle with mains shower, tiled flooring and vertical heated chrome towel rail.



First Floor – 2 Winder House

Hallway

Accessed from the rear of the property, with private internal staircase leading up to the first floor.

Utility

4' 5" x 8' 10" (1.35m x 2.68m)

Located at half landing level, with freestanding sink, plumbing for washing machine and tumble dryer, and obscured rear aspect window.

Kitchen/Diner

14' 10" x 11' 7" (4.52m x 3.54m)

Fitted with a good range of wall and base units with complementary laminate work surfacing, incorporating stainless steel sink and drainer unit with mixer tap and tiled splashbacks. Space for freestanding electric cooker with extractor fan over, and space for freestanding fridge/freezer. Ample space for dining table, night storage heater, and rear aspect window enjoying views over open countryside.

Lounge

14' 0" x 14' 4" (4.27m x 4.36m)

Front aspect lounge with large feature fireplace, window and storage heater.

Bedroom 1

13' 11" x 11' 9" (4.23m x 3.57m)

A front aspect double bedroom with night storage heater and built in wardrobe.

Bedroom 2

11' 8" x 8' 4" (3.56m x 2.53m)

A rear aspect double bedroom with night storage heater, and enjoying views over open countryside.

Bedroom 3

13' 10" x 6' 9" (4.21m x 2.07m)

(currently used as an office) A front aspect single bedroom with night storage heater.





2 Winder House

Continued...

Bathroom

Fitted with a three piece suite comprising bath with shower over, WC and obscured rear aspect window and night storage heater.

EXTERNALLY

The property benefits from a walled front garden, mainly laid to lawn, creating an attractive and private outdoor space.

To the rear, there is a low maintenance yard with a decked patio area - perfect for relaxing or entertaining - as well as access to a single outhouse/store.

Please note: there is shared pedestrian/vehicle access up the side of this property for the owners of Winder House and the two properties to it's rear.

PARKING - On street







Floor 0



Floor 1

Approximate total area⁽¹⁾

1898 ft²

176.1 m²

(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.

Calculations are based on RICS IPMS 3C standard.

GIRAFFE 360

ADDITIONAL INFORMATION

Services

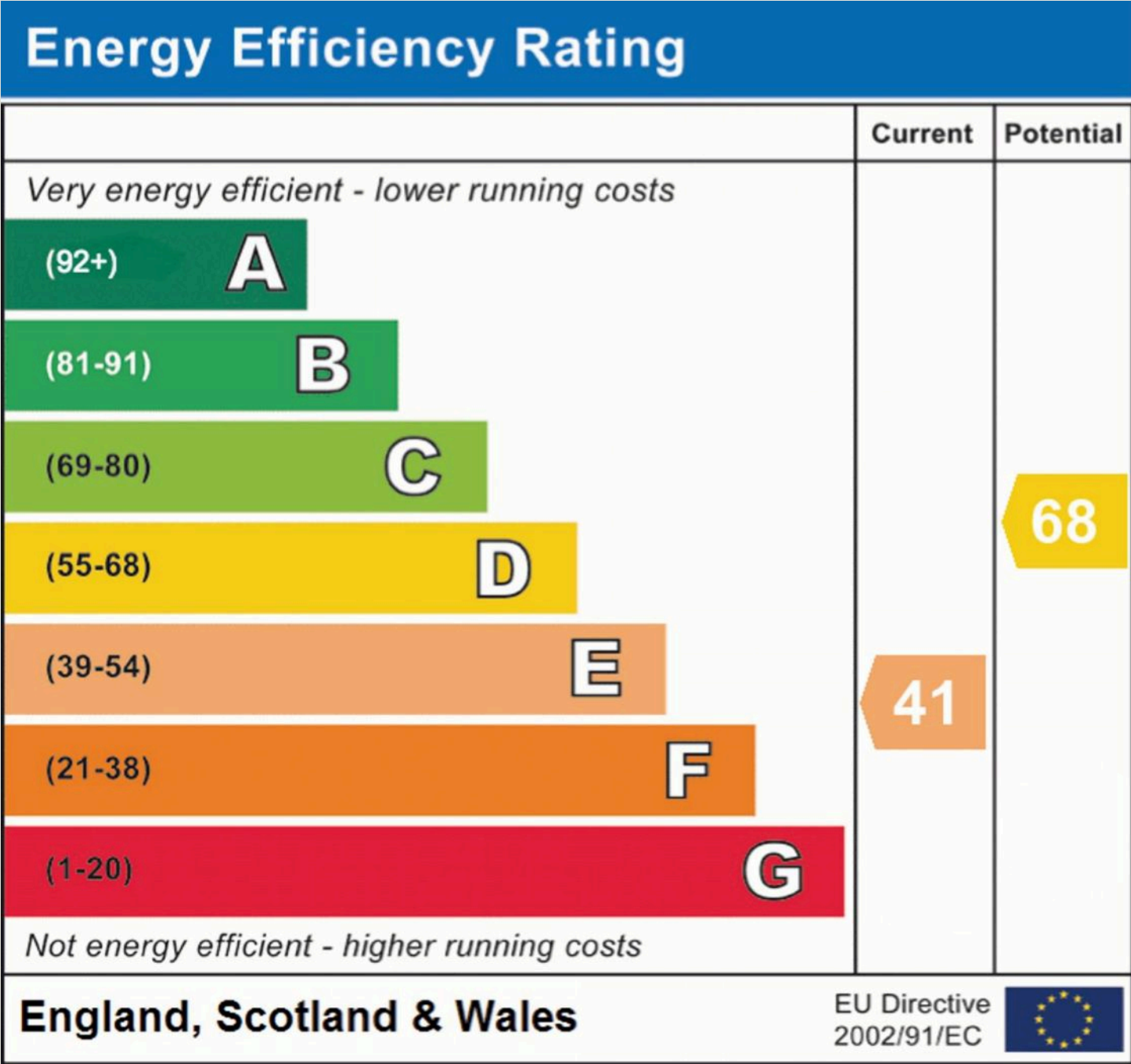
Mains electricity, water and drainage. Electric night storage heaters and double glazing installed throughout. Please note: measurements are approximate so may reflect the maximum dimensions and the mention of any appliances/services within these particulars does not imply that they are in full and efficient working order.

Referral & Other Payments

PFK work with preferred providers for certain services necessary for a house sale or purchase. Our providers price their products competitively, however you are under no obligation to use their services and may wish to compare them against other providers. Should you choose to utilise them PFK will receive a referral fee : Napthens LLP, Bendles LLP, Scott Duff & Co, Knights PLC, Newtons Ltd – completion of sale or purchase – £120 to £210 per transaction; Emma Harrison Financial Services – arrangement of mortgage & other products/insurances – average referral fee earned in 2024 was £221.00; M & G EPCs Ltd – EPC/Floorplan Referrals – EPC & Floorplan £35.00, EPC only £24.00, Floorplan only £6.00. Anti Money Laundering (AML) compliance check via Landmark referral between £8.50 to £15.50. All figures quoted are inclusive of VAT.

The EPC graph visible on this page is for 2 Winder House.

The ratings for 1 Winder House are 40 / 71





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