



Low Fold Barn & Cottage, Orton, Penrith – CA10 3RX

Guide Price £525,000

PFK

Low Fold Barn & Cottage, Orton

Penrith

A truly unique opportunity to acquire a characterful 3 bed barn conversion and beautifully crafted 2 bed cottage annex, nestled along a peaceful back lane in the picturesque village of Orton.

Tucked away in the heart of the village, *Low Fold Barn and Low Fold Cottage Annex* offers a rare blend of history, craftsmanship, and versatility. Comprising two superb dwellings within the same grounds – the original *Low Fold Barn* and its sympathetically built *Annexe* – this exceptional property provides an ideal setup for multi-generational living, a home with guest accommodation, or a potential holiday let opportunity. Both properties enjoy gardens, ample parking, and the charm of village life just moments from local amenities.



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Low Fold Barn

Believed to be a former agricultural barn, this delightful three-bedroom conversion is full of character and warmth, seamlessly combining original features with contemporary comforts. The home is arranged in a reverse-style layout, taking full advantage of light and space.

The welcoming entrance hallway, with its stone-flagged flooring and underfloor heating, leads to a utility cupboard and stairs to both the upper and lower levels. The first floor opens to a charming kitchen and dining area, complete with French doors leading to the raised garden and opening through to the lounge. This is complemented by a dual-aspect feature fireplace housed within a natural stone wall, that links the two living spaces beautifully. The area boasts exposed beams and oak flooring — a cosy retreat throughout the seasons.

The hub of the home is certainly the beautiful kitchen/ dining area which is fitted with a range of contemporary yet sympathetic shaker-style units, integrated modern appliances, and a ceramic sink sits beneath upper level units and an integrated microwave. The French doors create an easy flow between indoor and outdoor living and the generous room size affords the opportunity for ample dining facilities and space for a sofa.

- Includes TWO charming properties
- Low Fold Barn – 3 bed, 2 bath, reverse accommodation barn conversion



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Low Fold Barn Continued

The living area, which leads off the kitchen dining room, is a cosy and delightful room to unwind after a long day, yet can be easily combined with the hub of the home to form additional entertaining space.

A double bedroom, currently set up as a spacious office, on this first floor level adds flexibility to the accommodation.

On the lower ground floor are two further double bedrooms, both with built-in wardrobes, one benefitting from an en suite shower room, and a stylish family bathroom complete with bath and shower over. Underfloor heating runs throughout, ensuring year-round comfort.



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Low Fold Cottage Annex

Thoughtfully designed to echo the traditional architecture of the main barn, the Cottage Annex has been recently constructed using reclaimed stone, creating the appearance of a long-established dwelling that harmonises beautifully with its surroundings. Like Low Fold Barn, the property is arranged in a reverse-style layout, it offers versatile, modern living space with warmth and charm.

The ground floor hosts two bedrooms — one with fitted wardrobes — a family bathroom, a practical laundry/storage room, and an integral garage with remote-controlled door, power, and water. Stone-flagged flooring and underfloor heating enhance the sense of quality and comfort.

Upstairs, the open-plan living and kitchen area is bright and welcoming, featuring engineered oak flooring, exposed beams, and a stylish modern kitchen with shaker-style units, integrated appliances, and ample space for dining and relaxation. Windows and skylights fill the room with natural light, creating an uplifting and homely atmosphere.



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Externally

Both dwellings sit within the same boundary, yet can enjoy their own lawned gardens – ideal for outdoor dining or simply relaxing in the sunshine. There is parking for up to four vehicles, as well as the shared benefit of a private cobbled pathway that provides easy pedestrian access to the village shop and main street.

Low Fold Barn and Cottage together offer an exceptional lifestyle opportunity – a characterful home with flexible living arrangements, perfectly suited for extended family, home working, or income generation. Blending heritage charm with contemporary comfort, this is a truly special property in one of the Eden Valley's most desirable villages.





Low Fold Barn & Cottage, Orton

Penrith

Low Fold Barn is located in the picturesque village of Orton. The village is a Conservation Area with a well-stocked village store and post office, church, public house, a highly regarded primary school, village hall, café, farmers' market and the famous Orton Chocolate Shop. Orton is surrounded by beautiful countryside with many walking and cycling routes nearby. For those wishing to commute, it is well placed for both junctions 38 and 39 of the M6 motorway giving easy access to Kendal, Penrith, Kirkby Stephen, Sedbergh, the Eden Valley, the Lake District National Park and the Yorkshire Dales.

- Includes TWO charming properties
- Low Fold Barn – 3 bed, 2 bath, reverse accommodation barn conversion
- Low Fold Cottage – 2 bed, 1 bath, reverse accommodation
- Garage and ample parking
- Good-sized gardens with hot tub area
- Sympathetic conversion with abundance of character on display
- Recently build cottage Annex with recycled stone facade
- EPC Rating – Barn – C, Cottage/Annex – E
- Council Tax Band – Barn – E
- Tenure – Freehold



ACCOMMODATION – LOW FOLD BARN

FIRST FLOOR

Entrance Hall

8' 6" x 7' 5" (2.60m x 2.26m)

Kitchen / Dining / Living Area

14' 9" x 16' 0" (4.49m x 4.88m)

Living Area

14' 8" x 10' 5" (4.47m x 3.18m)

Office / Bedroom 3

11' 3" x 9' 10" (3.44m x 2.99m)

Utility

5' 8" x 3' 9" (1.73m x 1.15m)

GROUND FLOOR

Hallway

Bathroom

10' 9" x 6' 0" (3.28m x 1.83m)

Bedroom 1

11' 1" x 9' 1" (3.39m x 2.77m)

En-suite

3' 5" x 7' 3" (1.05m x 2.21m)

Bedroom 2

10' 6" x 8' 8" (3.19m x 2.63m)



ACCOMMODATION – LOW FOLD COTTAGE ANNEX

GROUND FLOOR

Entrance Hall

Bathroom

Bedroom 1

14' 9" x 11' 2" (4.49m x 3.41m)

Bedroom 2

10' 4" x 8' 8" (3.14m x 2.65m)

FIRST FLOOR

Kitchen

Living / Dining Area

EXTERNAL

Garage

17' 11" x 10' 4" (5.45m x 3.16m)

Gardens and ample parking for 4 vehicles

Directions

What3Words - [///hazelnuts.driving.doghouse](https://www.what3words.com/#!/hazelnuts.driving.doghouse) From the M6 south: Exit at junction 38, 'Tebay'. At the roundabout take the first exit for Old Tebay and Orton and follow the road (B6260) for about 2 miles. Once in the village, with The George (public house) on your left, take the left hand fork, turn left after the shop and Post Office, then take the gravel track to the left up the center of the grassed area. The entrance to Low Fold Barn is 3rd on the left. From the M6 north: Exit at Junction 39, 'Shap', turn right and then take the first left for Orton. Proceed for approximately 4 miles into the village. After the first buildings on the right, turn sharp right up the gravel track next to the granite boulder. The entrance for Low Fold Barn is 3rd on the left.



ADDITIONAL INFORMATION

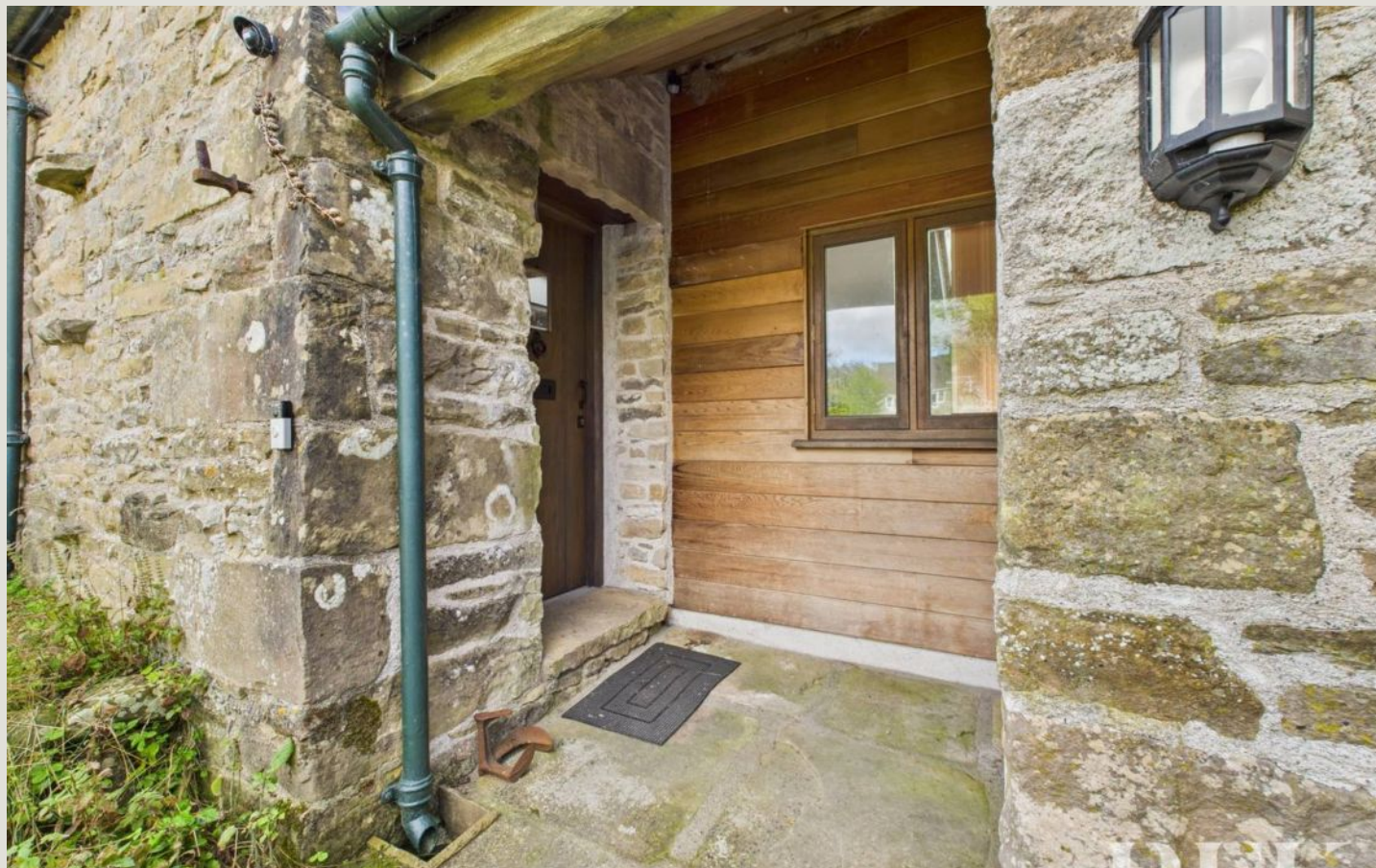
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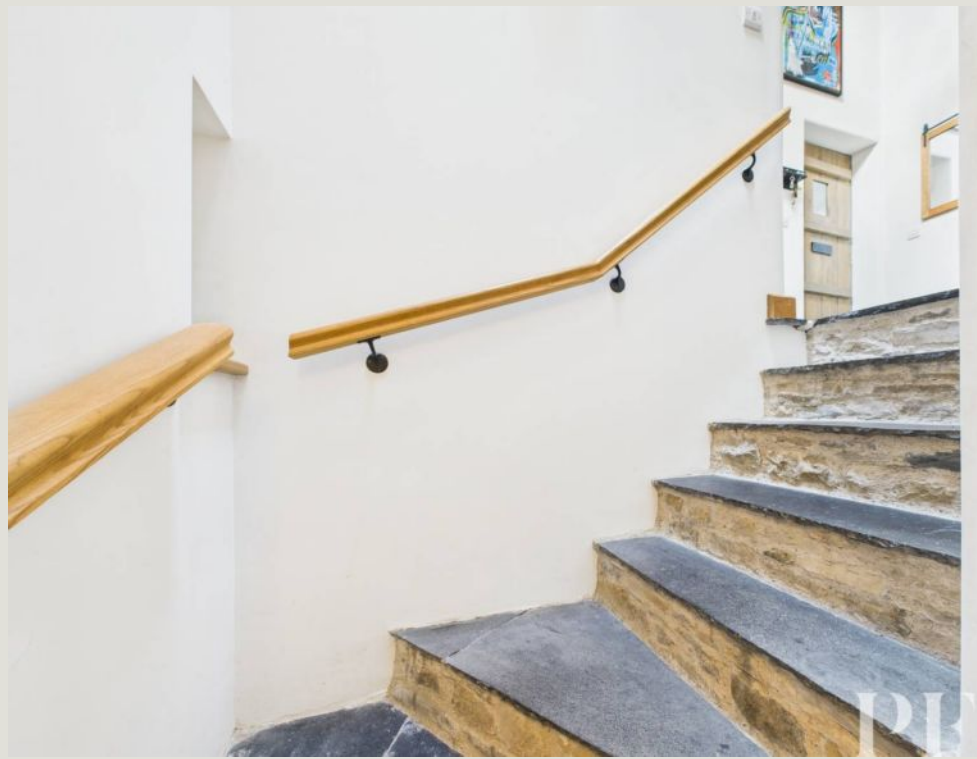
BARN - Mains electricity, water and drainage. Air source heat pump. Partial underfloor heating. Double glazing installed throughout. Please note the mention of any appliances/services within these particulars does not imply that they are in full and efficient working order.

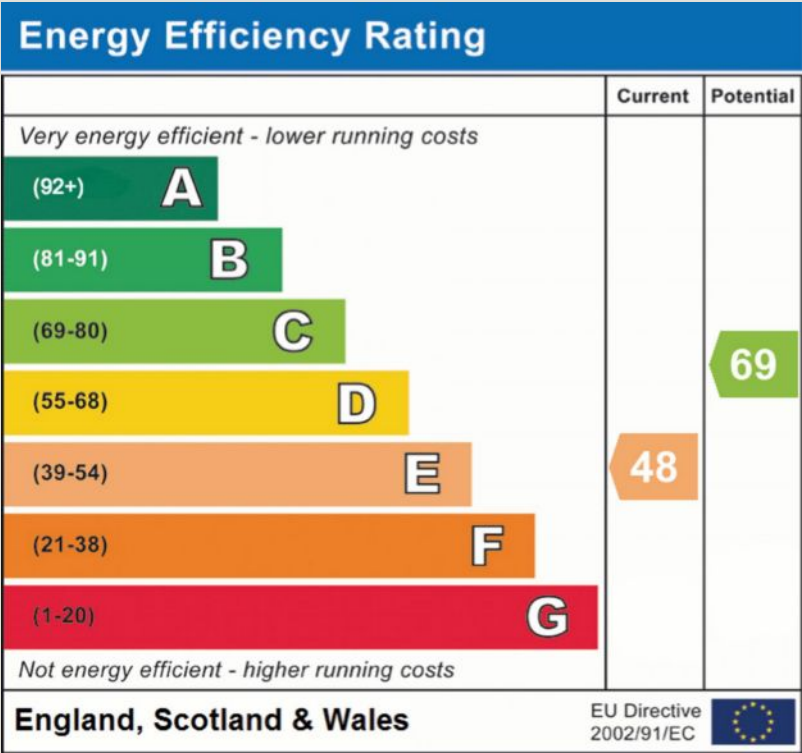
COTTAGE - Mains electricity, water and drainage. Electric boiler. Partial underfloor heating. Double glazing installed throughout. Please note the mention of any appliances/services within these particulars does not imply that they are in full and efficient working order.

Referrals & 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 : Naphthens 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.









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