



**Orchard House, Dufton, CA16 6DF.**

Guide Price £625,000

**PFK**

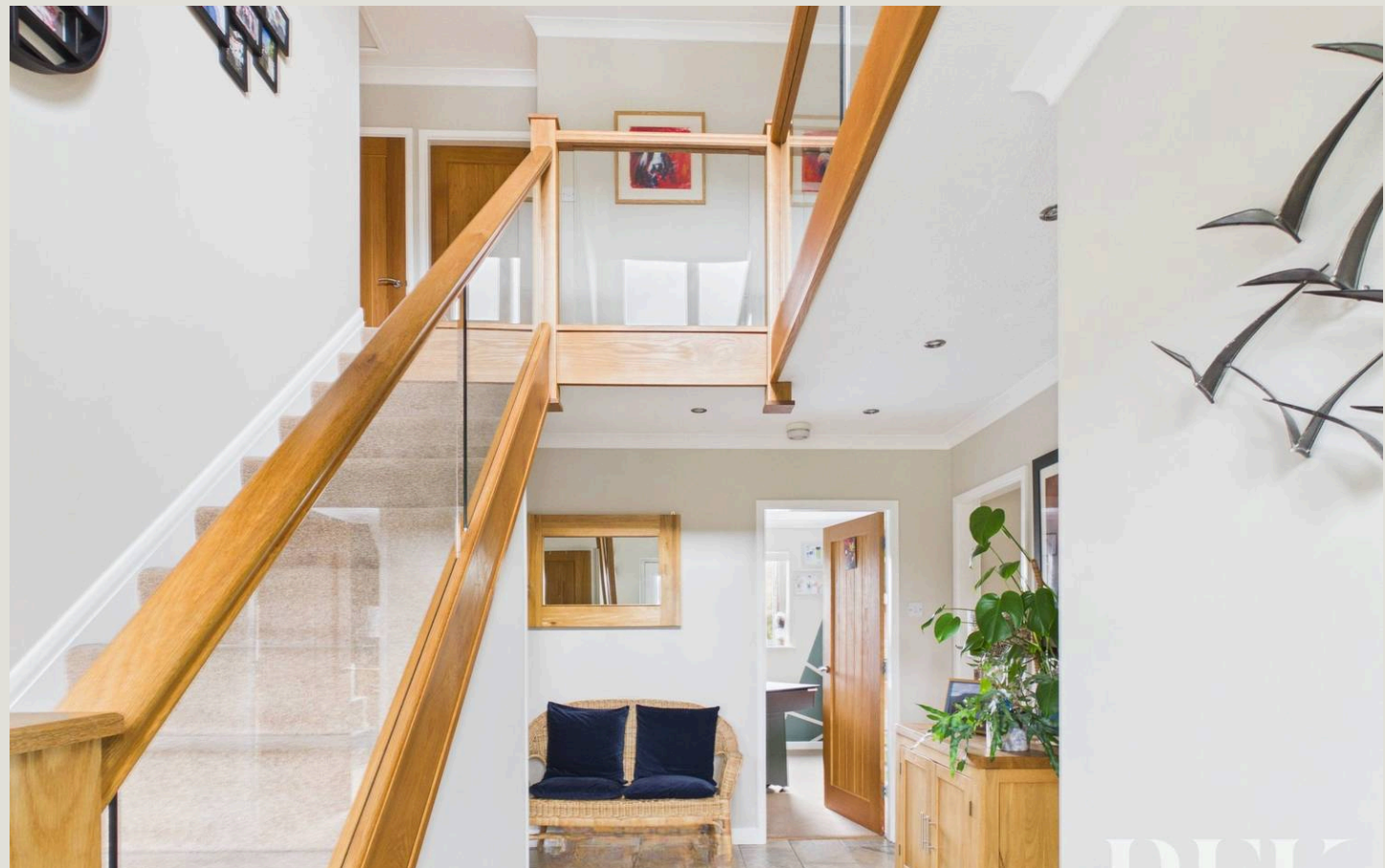
## Orchard House

This beautifully extended and modernised four-bedroom detached home offers exceptional family living, with meticulous attention to detail throughout and stunning countryside views to the nearby fells. The property is immediately striking, with a glazed balustrade staircase that sets the tone for the high-quality finish and contemporary style found throughout.

The ground floor provides versatile and well-planned accommodation, including a dedicated home office, a stylish family kitchen with central island and an adjoining snug/TV room, a practical utility/boot room with direct garden access, and a convenient Cloakroom/WC. The dual-aspect lounge is bright and welcoming, featuring a cosy fireplace, and is complemented by a separate sitting room, currently used as a games room, offering flexibility for family life. The home also benefits from a biomass wood pellet boiler, a renewable, sustainable and automated heating system, enhancing both the efficiency and environmental credentials.

Upstairs, there are four double bedrooms, all finished in a contemporary style, with the principal bedroom benefitting from a modern en suite shower room. A modern family bathroom serves the remaining bedrooms, combining functionality with style.

Externally, the property offers ample parking to the front, leading to the garage and main entrance, as well as gated access to the garden.





## Orchard House

The garden is mainly laid to lawn with well-stocked borders and mature trees and includes a garden room/home office and an additional garden building currently used as a gym. Further gated parking is also available alongside the property, ensuring convenience for residents and visitors alike.

Orchard House represents a rare opportunity to acquire a beautifully finished home where the quality of renovation and attention to detail truly stand out. Set in an idyllic village location, this exceptional property offers privacy, comfort, and an unrivalled setting, making it perfect for families seeking a tranquil lifestyle with every modern convenience.

Situated on the edge of the village of Dufton, a highly attractive and popular Cumbrian fellside village, nestled below Dufton Pike and within close proximity of Appleby, with its excellent range of local amenities and the A66, providing access to the A1, Penrith and the M6. Dufton itself boasts a well regarded and welcoming public house, church, village hall, a shop/cafe, playground and many superb walks from the doorstep.

- Council Tax band: E
- Tenure: Freehold
- EPC Energy Efficiency Rating: D



## ACCOMMODATION

### Ground Floor

#### Hallway

14' 6" x 10' 11" (4.42m x 3.34m)

#### Cloakroom/Wc

6' 6" x 3' 4" (1.97m x 1.01m)

#### Office

9' 7" x 6' 11" (2.92m x 2.10m)

#### Kitchen

16' 2" x 12' 1" (4.93m x 3.68m)

#### Snug/Living Room

10' 4" x 9' 7" (3.15m x 2.93m)

#### Utility Room

11' 0" x 9' 6" (3.36m x 2.90m)

#### Sitting/Dining Room

11' 8" x 10' 4" (3.55m x 3.14m)

#### Living Room

21' 5" x 12' 10" (6.54m x 3.92m)

### First Floor

#### Landing

12' 6" x 12' 5" (3.80m x 3.78m)

#### Landing

17' 8" x 12' 6" (5.38m x 3.80m)

#### Bedroom 1

11' 3" x 9' 4" (3.43m x 2.84m)

#### En-suite

9' 5" x 5' 9" (2.86m x 1.76m)





## ACCOMMODATION

### Bedroom 2

12' 7" x 9' 8" (3.83m x 2.95m)

### Bedroom 3

14' 7" x 11' 7" (4.45m x 3.54m)

### Bedroom 4

13' 1" x 8' 7" (3.98m x 2.62m)

### Bathroom

9' 11" x 9' 5" (3.02m x 2.87m)

### Outside:

#### Front

Driveway providing parking and leading to the garage with electric charging point. Stocked garden area and access to both sides of the property.

**Parking:** Driveway, Garage & EV charging

#### Garden

The main garden, nestled to the side of the property, offers a generous lawn bordered by beautifully stocked planting and inviting seating areas, creating an ideal space for relaxation or entertaining. From here, you can enjoy captivating views across the Pennines, while direct access leads to a versatile garden store/office and an additional garden room, currently used as a gym. The garden also benefits from a gated parking space, combining practicality with a sense of privacy and tranquillity.

**Rear:** Access to the rear of the property with shed and beautiful views.

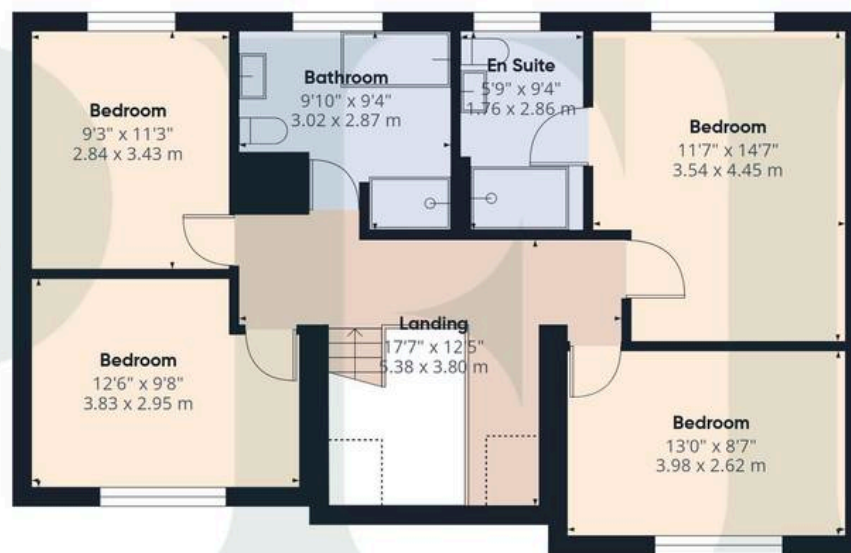








Floor 0



Floor 1

**Approximate total area<sup>(1)</sup>**

1781 ft<sup>2</sup>  
165.6 m<sup>2</sup>

**Reduced headroom**

8 ft<sup>2</sup>  
0.8 m<sup>2</sup>

(1) Excluding balconies and terraces

Reduced headroom

----- Below 5 ft/1.5 m

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

GIRAFFE 360



### Directions

Orchard House can be found using postcode CA16 6DF or alternatively by using What3Words:

///headliner.shopper.divided

### Services

Mains electricity, water, drainage & oil heating with underfloor heating in areas.

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.

### Referrals & Other Payments

PFK works with preferred providers for services relating to buying or selling property. These providers offer competitive pricing, but you are under no obligation to use them and are free to choose alternatives. If you do use these services, PFK may receive a referral fee as follows (all figures include VAT):

- Conveyancing (Naphthens LLP, Bendles LLP, Scott Duff & Co, Knights PLC, Newtons Ltd): £120 to £210 per completed sale or purchase.
- Auction – If you decide to sell your property via Auction House Cumbria following our introduction, the average referral fee earned for 2025 was £2,398 and is dependent on the final sale price.
- Financial Services (Emma Harrison Financial Services): average referral fee of £221 in 2024 for arranging mortgages, insurance, and related products.
- EPCs (M & G EPCs Ltd): £25 for EPC
- Anti-Money Laundering (AML) Checks (via Landmark): between £8.50 and £15.50.





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