



Orchard House, Dufton, CA16 6DF.

Guide Price £625,000

PFK

Orchard House

Nestled within an idyllic village setting and enjoying breathtaking views towards the nearby fells, Orchard House is a beautifully extended and thoughtfully modernised four bedroom detached residence, offering an exceptional blend of contemporary style, comfort and family living. Renovated to an exacting standard, every detail has been carefully considered to create a home that is as practical as it is impressive.

From the moment you step inside, the striking glazed balustrade staircase creates a stunning first impression, setting the tone for the quality and sophistication that flows throughout the property.

The ground floor has been designed with modern family life in mind, providing a superb balance of open-plan living and versatile reception space. At the heart of the home is the stylish family kitchen, complete with a central island and an adjoining snug/TV area, the perfect space for both everyday living and entertaining. An additional bright dual-aspect lounge offers a welcoming retreat, centred around a cosy fireplace, while a separate sitting room, currently arranged as a games room, provides additional flexibility. A dedicated home office caters perfectly to remote working, while the utility/boot room, with direct access to the garden and a convenient cloakroom/WC add practicality to this well-designed home. Enhancing the property's environmental credentials is a biomass wood pellet boiler, providing an efficient, renewable and automated heating system.





Orchard House

Upstairs, the sense of quality continues with four generously proportioned double bedrooms, all beautifully presented in a fresh and contemporary style. The principal suite benefits from a stylish en suite shower room, while the remaining bedrooms are served by a modern family bathroom.

Outside, the property is equally impressive. A spacious driveway provides ample parking and leads to the garage and main entrance, while additional gated parking further along the garden offers further convenience for residents and guests. The gardens are predominantly laid to lawn and framed by trees and colourful, well stocked borders, creating a wonderful outdoor environment for both relaxation and family enjoyment. Adding to the appeal are two versatile outbuildings, including a garden room/home office and a separate building currently used as a gym, offering excellent potential for a variety of uses.



Orchard House presents a rare opportunity to acquire a beautifully appointed home in a truly picturesque setting. Combining stylish interiors, versatile living space, outstanding attention to detail and stunning countryside surroundings, this exceptional property offers an enviable lifestyle for families seeking the perfect balance of rural tranquillity and modern convenience.

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.

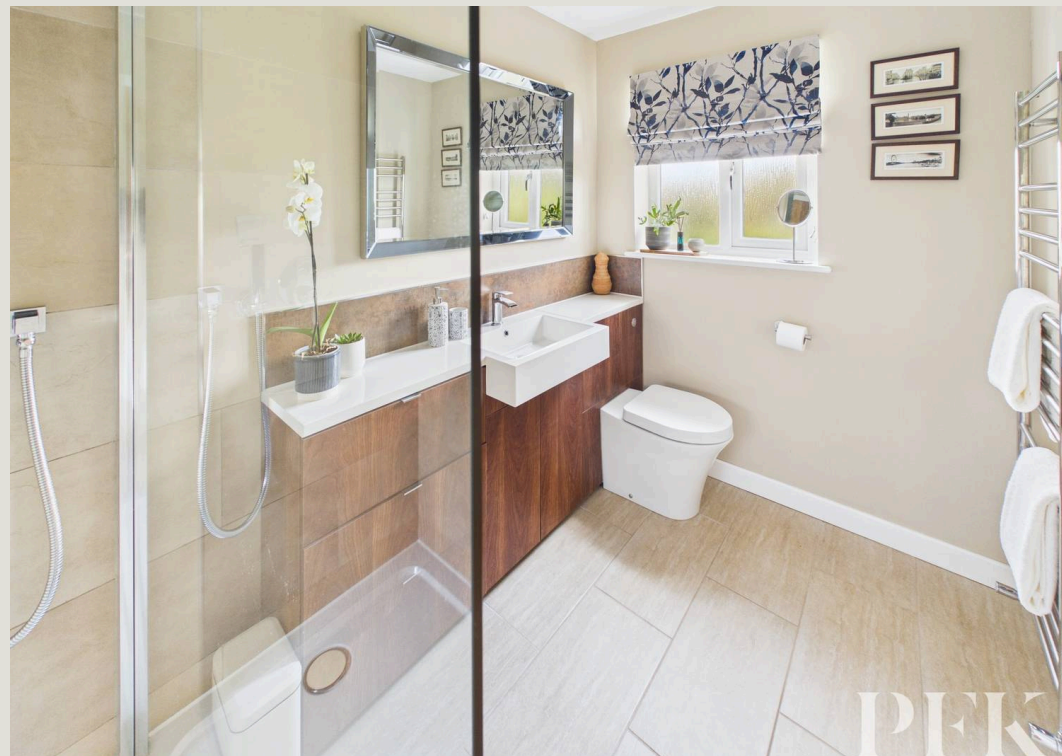
Parking: Driveway, Garage & EV charging

Garden

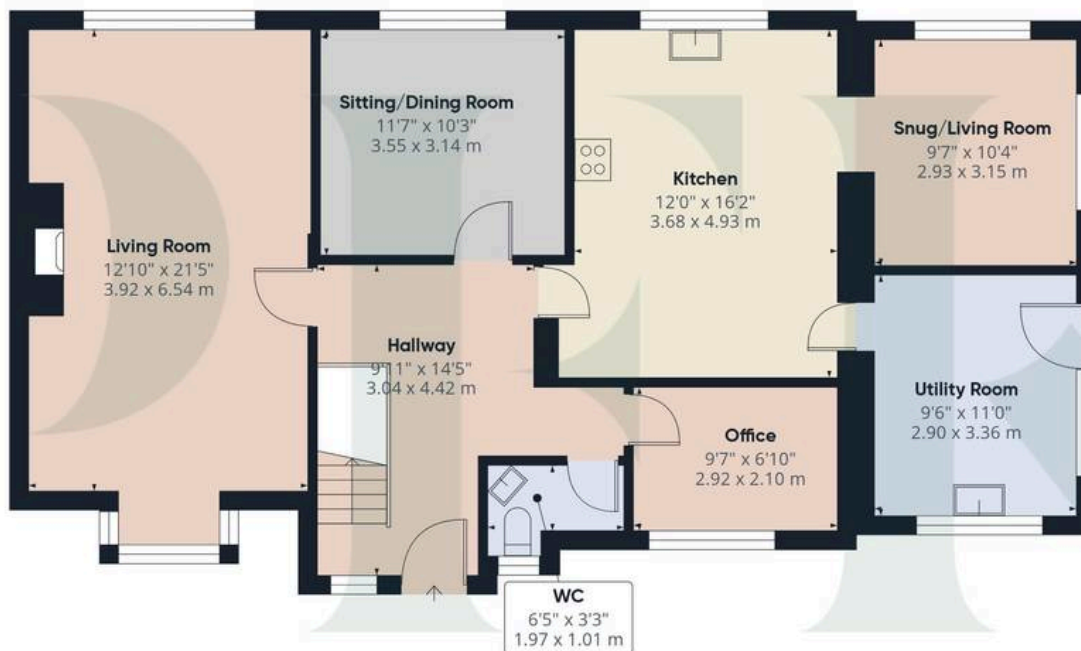
The main garden, nestled to the side of the property, offers a generous lawn bordered by beautifully stocked planting and inviting seating areas, creating an ideal space for relaxation or entertaining. From here, you can enjoy captivating views across the Pennines, while direct access leads to a versatile 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.

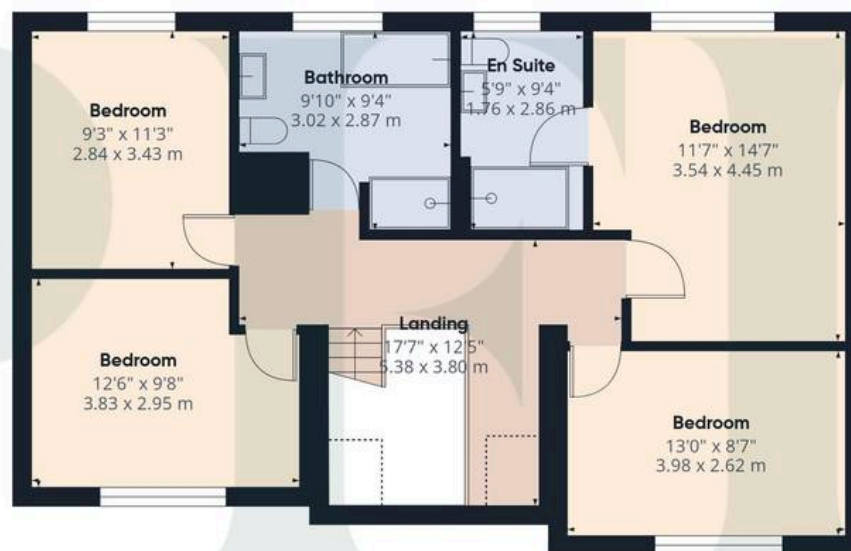








Floor 0



Floor 1

Approximate total area⁽¹⁾

1781 ft²
165.6 m²

Reduced headroom

8 ft²
0.8 m²

(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



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

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

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- 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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