



**Stone Leigh Front Street, Orton – CA10 3RL**

Guide Price £280,000

**PFK**

# Stone Leigh Front Street

Orton, Penrith

Stone Leigh is a uniquely charming and characterful mid-terraced home, offering well-proportioned and practical accommodation within an architecturally distinctive setting. Believed to have originally formed part of a larger residence, the property now stands as an attractive two-bedroom dwelling and is conveniently positioned in a desirable location with local amenities readily accessible on the doorstep.

The façade is particularly noteworthy, showcasing detailed stonework incorporating carved gargoyles said to represent a former owner and their family. Mullioned bay windows and intricate stone edging further enhance the exterior, understood to have been crafted by a previous owner who was a skilled stonemason, lending the property a truly individual presence.

The accommodation begins with an entrance vestibule, leading into a welcoming living room. This delightful reception space is centred around a multi-fuel stove set within an exposed stone surround and stone hearth, complemented by a charming mullioned bay window that allows natural light to fill the room. From here, an inner hall provides access to the staircase and kitchen, while also offering space for a small cloaks area.



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The kitchen sits to the rear of the property and enjoys a pleasant outlook over the garden. Generous in size, it offers ample space for dining and is fitted with a range of wall and base units topped with a complementary work surface and tiled splashbacks. Integrated appliances include a dishwasher, oven and hob, with space provided for a freestanding fridge/freezer. An exposed stone wall continues the character theme, while a useful understairs pantry cupboard provides additional storage. The oil-fired boiler is neatly housed within a recess, and a door leads through to the utility room.

The utility room offers further fitted storage, space for a washing machine and tumble dryer, and benefits from an external door opening onto the rear garden. An internal door leads to the downstairs WC, which is fitted with a WC and wash hand basin.

To the first floor, the landing splits to the left and right. To the right is the family bathroom, fitted with a WC, wash hand basin and bath with electric shower over, along with a shelved airing cupboard housing the water cylinder. Also to this side is a rear-aspect double bedroom enjoying views over the garden. To the left, the principal bedroom sits to the front of the property and features a beautiful mullioned bay window and integrated wardrobes, one of which opens into an unexpectedly generous storage area, reminiscent of a 'Narnia'-style space.



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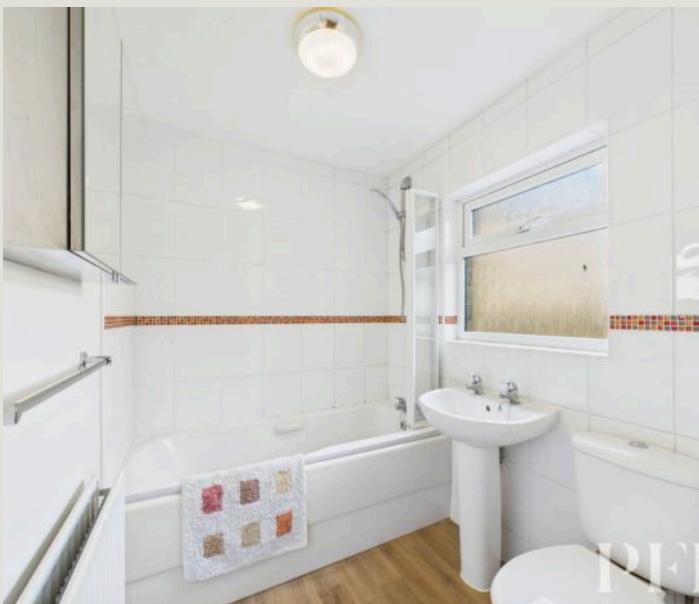
From the left landing, a further door leads to an attic room, complete with wooden flooring, eaves storage and a Velux window. This versatile space lends itself to a variety of uses, subject to individual needs and requirements. *Please note: we understand that this area does not comply with current building regulations for use as a bedroom.*

Externally, the property benefits from street parking to the front, along with an enclosed, low-maintenance patio garden featuring a flower bed. To the rear is a yard area providing access to an outhouse, outside tap and steps leading up to a raised lawned garden. This delightful garden area is bordered by flower beds and also houses a garden shed, coal bunkers and the oil tank, creating an enjoyable outdoor space.

*Please note: that a right of way exists over a neighbouring garden to access Stone Leigh's garden.*

Stone Leigh presents a rare opportunity to acquire a home of genuine character and individuality in a sought-after and convenient setting, combining historic craftsmanship with comfortable accommodation and access to local amenities.





## Stone Leigh Front Street

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Stone Leigh is located within the heart of the picturesque village of Orton, surrounded by beautiful countryside with many walking and cycling routes nearby. 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. 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.

- Attractive two bedroom mid-terraced character home
- Well-proportioned accommodation with plenty of charm
- Useful storage solutions
- Set over three floors
- Established rear garden with coal store and shed
- Rear outhouse and outside tap
- Tenure - Freehold
- Council Tax Band - C
- EPC Rating - D

## ACCOMMODATION

### GROUND FLOOR

#### Entrance Vestibule

#### Living Room

11' 2" x 20' 8" (3.41m x 6.29m)

#### Hallway

#### Kitchen / Dining

11' 2" x 13' 3" (3.41m x 4.04m)

#### Pantry Cupboard

#### Utility Room

6' 9" x 9' 2" (2.07m x 2.79m)

#### WC

2' 7" x 4' 9" (0.78m x 1.46m)

### FIRST FLOOR

#### Landing

#### Family Bathroom

#### Bedroom 1

11' 10" x 11' 8" (3.61m x 3.55m)

#### Understairs Store

#### Bedroom 2

7' 5" x 13' 5" (2.27m x 4.09m)

#### Attic Room

11' 10" x 14' 5" (3.61m x 4.39m)

### EXTERNAL

#### Outhouse

4' 3" x 6' 10" (1.29m x 2.08m)

#### Front and rear Garden

#### On-Street Parking



## ADDITIONAL INFORMATION

### Services

Mains electricity, gas, water and drainage. 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.

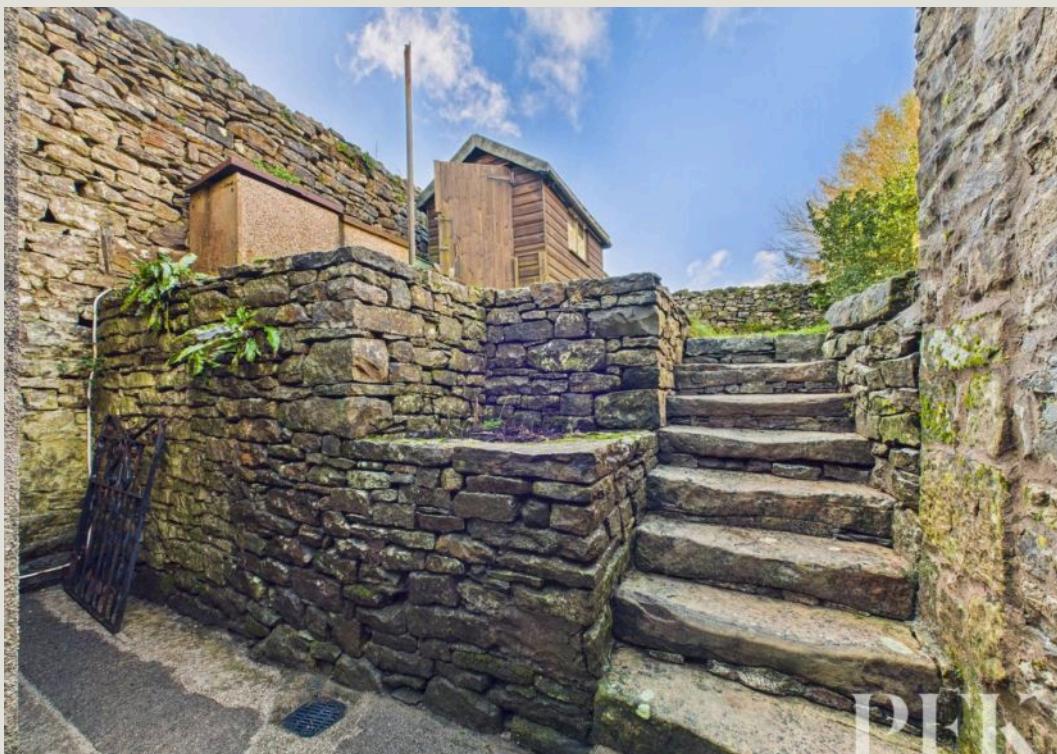
### Directions

The property can be located by using What3Words – [///sunk.risk.anchovies](https://what3words.com/sunk.risk.anchovies) or via the Post Code CA10 3RL. A For Sale board has also been erected for identifying purposes.

### Referrals and Other Payments

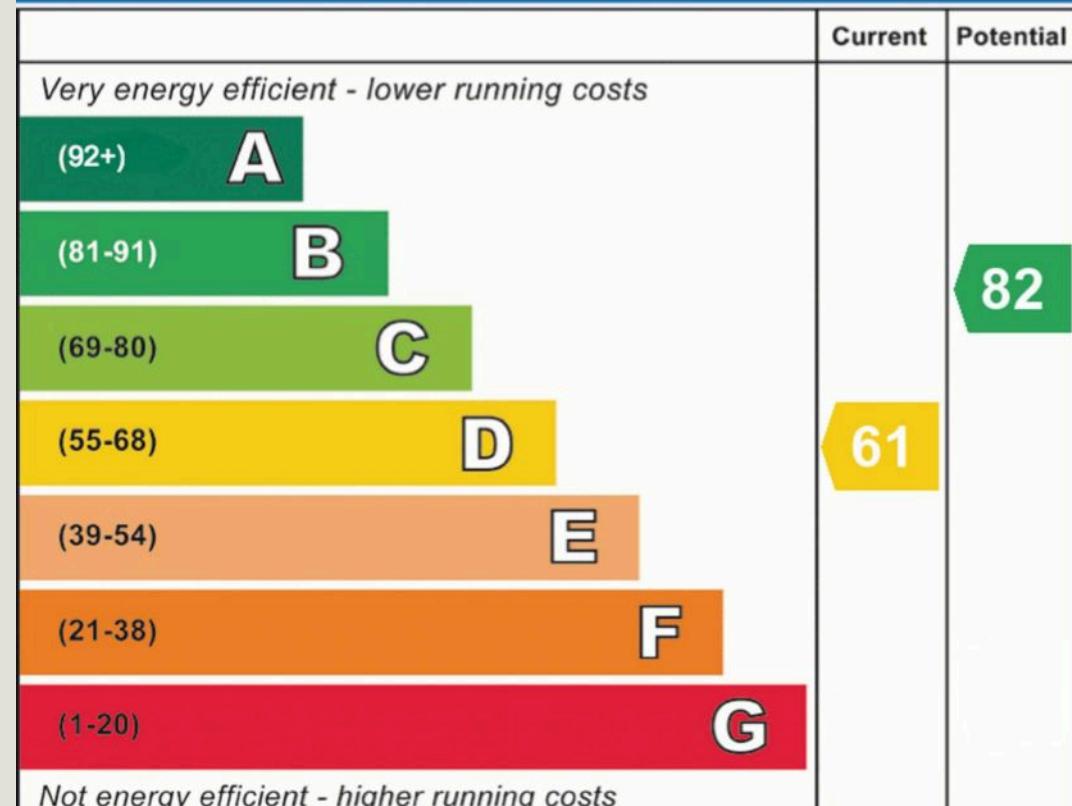
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## Energy Efficiency Rating



## **England, Scotland & Wales**

EU Directive  
2002/91/EC





## PFK Estate Agents

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