



## Low Fold Barn, Orton, Penrith, CA10 3RX

Guide Price £485,000

**PFK**

# Low Fold Barn

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 buildings
- Low Fold Barn – 3 bed, 2 bath, reverse accommodation barn conversion
- Low Fold Annexe (ancillary accom to the Barn) – 2 bed, 1 bath, reverse accommodation
- Garage and ample parking
- Good sized gardens
- Sympathetic conversion with abundance of character on display
- Recently build cottage Annexe with recycled stone facade
- EPC Rating – Barn – C, Cottage/Annexe – E
- Council Tax Band – Barn – E
- Tenure – Freehold



# Low Fold Barn

Orton, Penrith

## A Truly Unique Village Home with High-Quality Ancillary Accommodation

A rare opportunity to acquire a characterful three bedroom barn conversion with a beautifully crafted two bedroom ancillary annexe, nestled along a peaceful back lane in the picturesque village of Orton.

Tucked away in the heart of the village, **Low Fold Barn**, together with its thoughtfully designed **ancillary accommodation**, offers a harmonious blend of history, craftsmanship, and flexibility. The annexe has been created to complement the main dwelling and may be used only in connection with Low Fold Barn, making it ideal for multi-generational living, dependent relatives, guest accommodation, or home working - but **not for separate occupation or commercial or short term letting**.

The property enjoys attractive gardens, ample parking, and a quiet yet convenient village setting within easy reach of local amenities.



# Low Fold Barn

Orton, Penrith

## Low Fold Barn

Believed to be a former agricultural barn, this delightful three bedroom conversion is rich in character and warmth, seamlessly combining original features with contemporary comfort. The accommodation is arranged in a reverse-style layout, maximising light and space.

The welcoming entrance hallway features stone flagged flooring with underfloor heating and provides access to a utility cupboard and stairs to both upper and lower levels. The first floor opens into a charming kitchen and dining area, with French doors leading to the raised garden and an opening through to the lounge. A striking dual aspect fireplace, set within a natural stone wall, links the two spaces beautifully, while exposed beams and oak flooring enhance the sense of character throughout.

The kitchen/dining area forms the hub of the home and is fitted with a range of shaker style units, integrated appliances, and a ceramic sink. The generous proportions allow space for both dining furniture and informal seating, with French doors creating a seamless connection to the outdoor space.

The adjoining living area is a cosy and inviting room, ideal for relaxing or entertaining, and can easily be opened into the kitchen/dining area for larger gatherings. Also on this level is a versatile double bedroom, currently used as a home office.

To the lower ground floor are two further double bedrooms, both with built-in wardrobes, one benefitting from an ensuite shower room, alongside a stylish family bathroom fitted with a bath and shower over. Underfloor heating throughout ensures year round comfort.



# Low Fold Barn

Orton, Penrith

## Ancillary Accommodation (Low Fold Annexe)

Thoughtfully designed to echo the architectural style of the main barn, the ancillary accommodation has been constructed using reclaimed stone, allowing it to blend seamlessly with its surroundings. It is arranged over two floors in a reverse style layout and is intended solely for ancillary use in connection with Low Fold Barn.

The ground floor provides 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 continue the high quality finish.

The first floor offers a bright and welcoming open plan living and kitchen space, featuring engineered oak flooring, exposed beams, and a contemporary shaker style kitchen with integrated appliances. Roof lights and windows flood the space with natural light, making it an ideal area for family members, guests, or home based working while remaining clearly subordinate to the main dwelling.



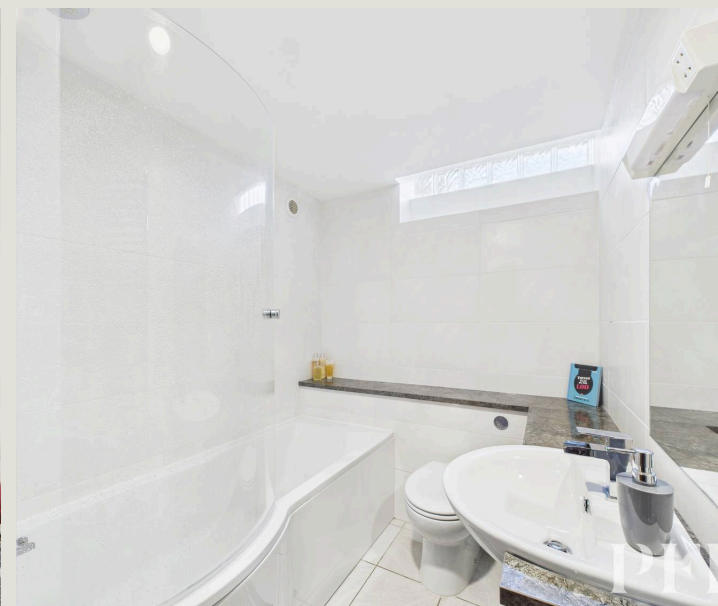
## Externally

The property sits within a single shared boundary, with lawned garden areas that can be enjoyed as part of the overall home. Parking is available for up to four vehicles, and a private cobbled pedestrian pathway provides convenient access to the village shop and main street.

## Summary

Low Fold Barn, together with its high quality ancillary accommodation, offers an exceptional lifestyle opportunity - a beautifully crafted main residence with flexible additional space for family living or home working. Combining heritage charm with contemporary comfort, this is a truly special home in one of the Eden Valley's most sought after villages.

*Please note: the ancillary accommodation may not be sold, occupied, or let separately/independently from the main dwelling, nor used for short term or commercial holiday letting. It is advisable for all prospective purchasers to check the height of the boundary and the placement of the hot tub has been installed within correct planning guidelines.*



## 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)

#### Ensuite

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 ANNEXE

### 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 centre 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

### Services

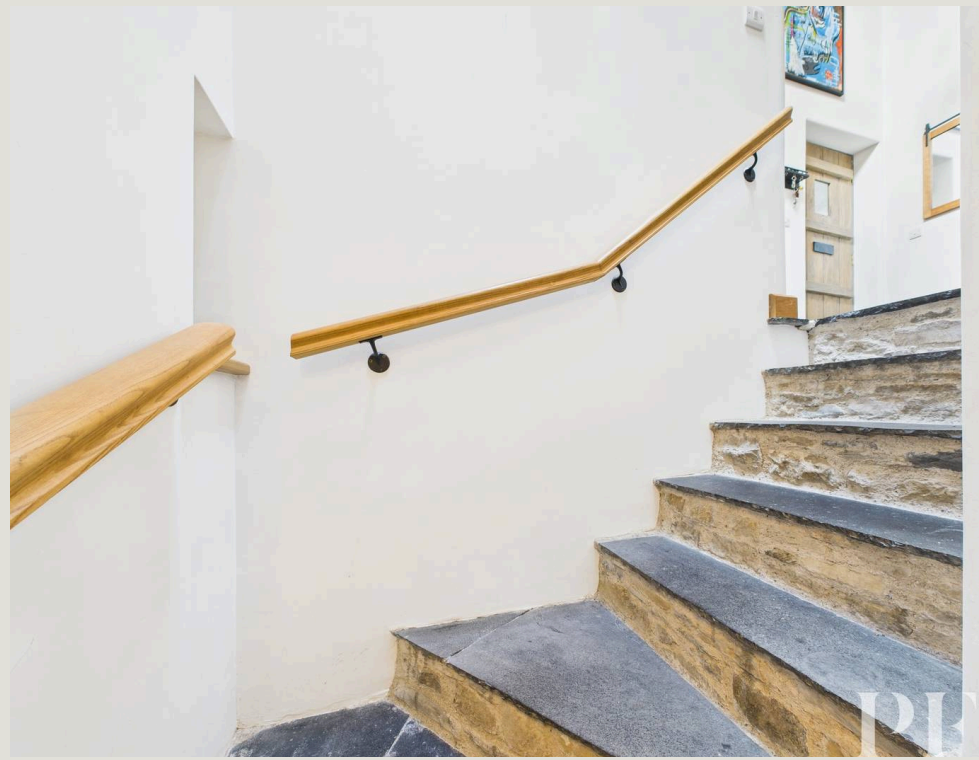
BARN - Mains electricity, water and drainage. Air source heat pump. Partial underfloor heating. Double glazing installed throughout. Please note the mention of any appliances/services within these particulars does not imply that they are in full and efficient working order.

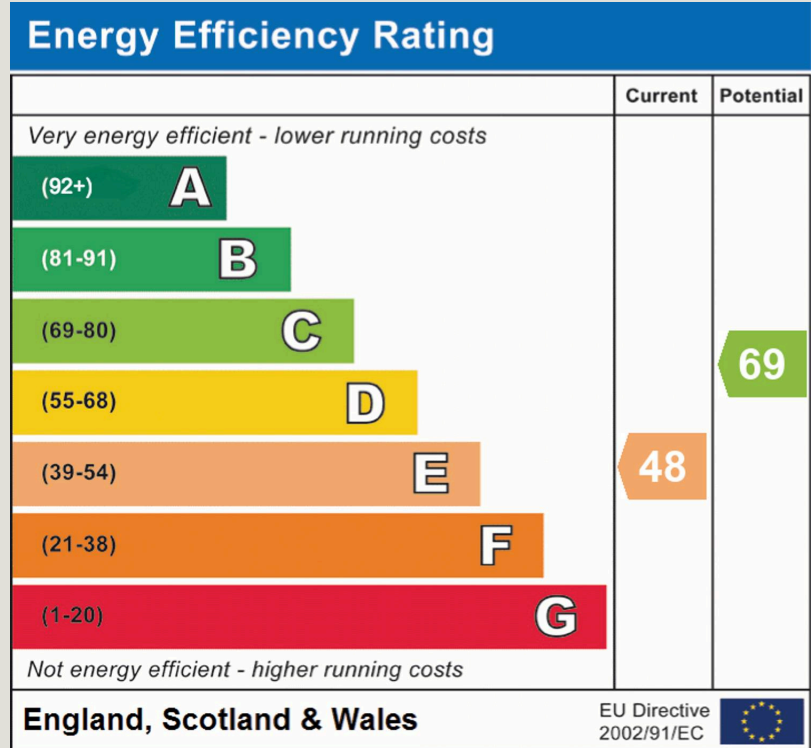
ANNEXE- Mains electricity, water and drainage. Electric boiler. Partial underfloor heating. Double glazing installed throughout. Please note the mention of any appliances/services within these particulars does not imply that they are in full and efficient working order.

### 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 : 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.









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