

Orton

£325,000

Cobblers Fold, Orton, Penrith, CA10 3RQ

Situated in the highly desirable Yorkshire Dales village of Orton, this quirky two/three bedroom end-terrace cottage is full of character and sure to appeal to those seeking something a little different. Attractively priced, this charming home enjoys an idyllic village location, offering the perfect balance of peaceful rural living whilst remaining within easy reach of everyday amenities.

Arranged over split levels, the property offers deceptively spacious and versatile accommodation, with an abundance of original character features including exposed beams, attractive stone walls and a welcoming log-burning stove. Most recently operated as a successful holiday let, the property would appeal to a variety of purchasers, whether looking for a charming permanent home, a countryside retreat or an investment opportunity.

2/3 | 1 | 1 | EPC F | *Superfast broadband availble* | *Parking for 2 cars*

Quick Overview

Two/ three bedroom character cottage

Impressive living space

Peaceful village location

Yorkshire Dales National Park

Low maintenance garden

No Chain

Close to great transport links and village amenities

Quirky split level accommodation

Off street parking for two cars

Superfast broadband available

Property Reference: P0632



Hallway



Kitchen Diner



Kitchen Diner



Pantry

The first-floor accommodation is centred around a truly impressive living room, boasting high vaulted ceilings, exposed stone walls and a beautiful log-burning stove. Flooded with natural light, this is a wonderfully inviting space, equally suited to cosy evenings relaxing around the fire or entertaining family and friends.

Also on the first floor are two bedrooms, both enjoying the character and charm found throughout the property. Bedroom one is a generous double, benefiting from natural light and attractive exposed beams to create a peaceful and welcoming retreat. Bedroom two is a smaller double bedroom, offering a cosy and comfortable space. A lovely additional feature of this level is the landing area positioned between the two bedrooms, providing useful additional space and adding to the individuality of the cottage.
Descending to the ground floor, an internal hallway provides access to the bathroom and kitchen, alongside some particularly useful storage facilities, including a handy understairs storage area and two built-in cupboards, one of which houses the hot water cylinder. The four-piece bathroom comprises a corner shower, separate bath, WC and wash basin with vanity unit.

The farmhouse-style kitchen/diner is brimming with rustic charm and traditional appeal. Beautiful exposed beams overhead create a real sense of warmth and heritage, whilst the traditional Aga provides a delightful focal point. A walk-in larder offers additional practical storage, perfectly complementing the characterful feel of this lovely space.

Also accessed directly from the kitchen is a further versatile room, currently utilised as an additional bedroom for holiday letting purposes. This space could equally lend itself to a home office, study, hobby room or additional storage, depending on the needs of the next owner. An additional feature is the attic which provides another great opportunity for storage.
Outside, the property benefits from off-road parking to the front for two vehicles. There is also a low-maintenance outdoor area, providing a lovely spot to sit back, relax and enjoy the peaceful surroundings and beautiful rural setting of Orton.

The village of Orton is nestled amidst the beautiful countryside of the Westmorland Dales, offering a delightful blend of rural charm and a welcoming village community. The village benefits from a local shop and Post Office, perfect for everyday essentials, alongside a traditional public house, café and the popular Kennedy's handmade chocolate shop. Despite its peaceful rural setting, Orton is conveniently located just a short drive from the M6 motorway at Junction 38, making it an ideal base for exploring the Lake District, Yorkshire Dales and surrounding Cumbrian countryside.

Accommodation with approx. dimensions

Entrance Porch

Ground Floor

Kitchen Diner
13' 9" x 15' 3" (4.21m x 4.67m)

Pantry
5' 2" x 6' 4" (1.58m x 1.95m)

Bedroom/Office

Request a Viewing Online or Call 01768 593593



Living Room



Living Room



Bedroom Three or Office



Landing



Bedroom Two



Bedroom Two

8' 5" x 6' 7" (2.58m x 2.03m)

Bathroom

8' 2" x 9' 6" (2.50m x 2.92m)

Understairs Storage

7' 7" x 5' 5" (2.33m x 1.67m)

First Floor

Living Room

15' 2" x 17' 3" (4.64m x 5.27m)

Bedroom One

9' 7" x 11' 10" (2.93m x 3.61m)

Bedroom Two

6' 4" x 9' 6" (1.94m x 2.90m)

Property Information

Tenture

Freehold

Council Tax

Council Tax exempt. Business Rates
Westmorland & Furness Council

Services

Mains electricity, mains water, oil fired boiler and mains drainage

Energy Performance Certificate

The full Energy Performance Certificate is available on our website and also at any of our offices

Broadband Speed

Superfast broadband available

Directions

Leaving junction 38 of the M6 Motorway at Tebay, take the B6260 towards Appleby. Upon reaching Orton, bear left on the B6261 in front of The George Hotel and proceed towards a small square. Bear right here and Cobblers Fold will be found slightly set back from the road on the right-hand side.

What3Words Location

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Strictly by appointment with Hackney & Leigh

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Bathroom



Bedroom One



Bedroom One



Seating Area

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Meet the Team

Jill Connon
Branch Manager & Property Valuer

Tel: 01768 593593
penrithsales@hackney-leigh.co.uk



Sarah Beales
Sales Negotiator

Tel: 01768 593593
penrithsales@hackney-leigh.co.uk



Travis Roberts
Sales Negotiator

Tel: 01768 593593
penrithsales@hackney-leigh.co.uk



Steve Hodgson
Viewing Team

Tel: 01768 593593
penrithsales@hackney-leigh.co.uk



Helen Holt
Viewing Team

Tel: 01768 593593
penrithsales@hackney-leigh.co.uk

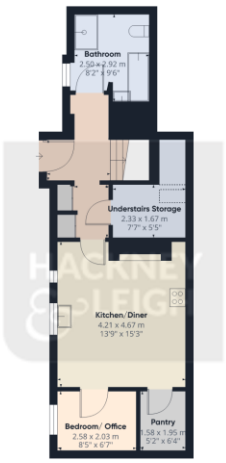


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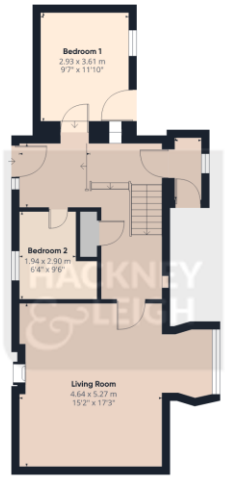


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Floor 0



Floor 1



HACKNEY & LEIGH

Approximate total area(1)

111.5 m²

1200 ft²

Reduced headroom

1.5 m²

16 ft²

(1) Excluding balconies and terraces

Reduced headroom ····· Below 1.5 m/5 ft

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

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