



CHESTNUT GARTH, ORTON, PENRITH, CUMBRIA, CA10 3RG
£450,000

MILNE MOSER
SALES + LETTINGS

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GARAGE &
PARKING

OVERVIEW

With open views at the front across fields and a beck, Chestnut Garth is much more than meets the eye. The versatile layout is over two floors and will appeal to both families and those looking for one level living. The ground floor layout offers two bedrooms, a bathroom and shower room - the sitting room has a woodburner and lovely views and there is a modern well fitted kitchen diner. The sun room at the side is insulated and perfect for year round use. Moving upstairs are two further double bedrooms and a shower room. There is a generous amount of built in storage throughout the house with numerous cupboards, wardrobes and eaves storage - a real bonus. Externally are easily managed garden spaces, extensive off road parking and turning and a detached garage. Located within level walking distance of Orton Primary School and amenities, this excellent home must be viewed to be appreciated. No onward chain.

ACCOMMODATION

From the lane at the front, a wooden gate leads into the front garden and to the porch.

PORCH

UPVC double glazed window at the side, a tiled floor and hanging space for coats. A traditional part glazed door leads to the hallway and there is a ceiling light.

HALLWAY

A generous hallway with a large under stairs cupboard (with light), a ceiling light and a radiator. Telephone point.





SITTING ROOM

12' 8" x 18' 7" (3.86m x 5.66m)

Overlooking fields and the beck towards Orton Village, the good sized sitting room has two ceiling light, a radiator and two UPVC double glazed windows. A woodburner is set on a polished hearth with a sandstone lintel above.

KITCHEN DINER

14' 9" x 13' " (4.49m x 4.01m)

Fitted with cream shaker style base and wall units, pale marble effect worktops, glass splashbacks and a stainless steel one and a half bowl sink with drainer. There is an integrated fridge, dishwasher, induction hob with hood above and an electric double oven. Plumbing for a washing machine, a modern vertical radiator, two ceiling lights, under unit lighting and a useful understairs storage space. The Worcester boiler is concealed within a base unit.

SUN ROOM

10' 1" x 10' 10" (3.08m x 3.30m)

A lovely bright space with UPVC double glazed windows to three sides and a view down the driveway towards open fields. There is an insulated roof, a modern vertical radiator, ceiling light and external door.

BEDROOM

13' 0" x 11' 7" (3.96m x 3.53m)

A good sized double bedroom with a built in wardrobe, ceiling light and radiator. The UPVC double glazed window faces the open fields and beck at the front.

BEDROOM

10' 5" x 10' 6" (3.18m x 3.19m)

At the rear of the house, the second double bedroom has a ceiling light, radiator, built in wardrobe and outlook over the garden/patio.

BATHROOM

6' 7" x 8' 5" (2.00m x 2.56m)

Frosted UPVC double glazed window to the rear aspect. Fitted with a pedestal hand basin, WC and bath. Chrome heated towel rail, an extractor and a ceiling light. Part tiled walls and a built in shelved cupboard.

SHOWER ROOM

3' 11" x 8' 1" (1.19m x 2.47m)

An excellent second ground floor facility, fitted with a double shower cubicle, a wash hand basin and WC. Part tiled walls, a ceiling



light, extractor and chrome heated towel rail. A UPVC double glazed window faces the front aspect and the walls have been part tiled.

LANDING

A large Velux rooflight floods the landing with light and there is a ceiling light and access to eaves storage. Generous storage has been created with a shelved walk in airing cupboard plus a further deep cupboard, also shelved and having a radiator.

BEDROOM

12' 11" x 17' 0" (3.95m x 5.19m) max

Having a large Velux rooflight and double glazed window at the side. Ceiling light and a radiator.

BEDROOM

11' 2" x 14' 5" (3.41m x 4.40m)

The fourth double bedroom has a ceiling light, radiator and two built in eaves storage cupboards. A large Velux rooflight faces the rear aspect and there is a double glazed window at the side.

SHOWER ROOM

7' 10" x 4' 11" (2.40m x 1.50m)

Fitted with a pedestal wash hand basin, WC and cubicle with aqua board panelling and a folding door. Mirror with sensor light, a chrome heated towel rail, ceiling light and extractor.

EXTERNAL

The plot is bounded by drystone walling and fencing with a generous driveway at the front and side leading to further parking and turning at the rear. The pretty front garden is paved for ease and has flower borders and a lovely mature acer. A gate leads to the front lane and there are views across the beck to open fields. There is a further off road space immediately to the front of the property. The rear garden has a patio space and two large raised flower borders and space for a good sized shed. By the back door are hot and cold taps and an external light.

GARAGE

11' 11" x 18' 7" (3.63m x 5.66m)

Having an electric roller door, power, light and shelving.







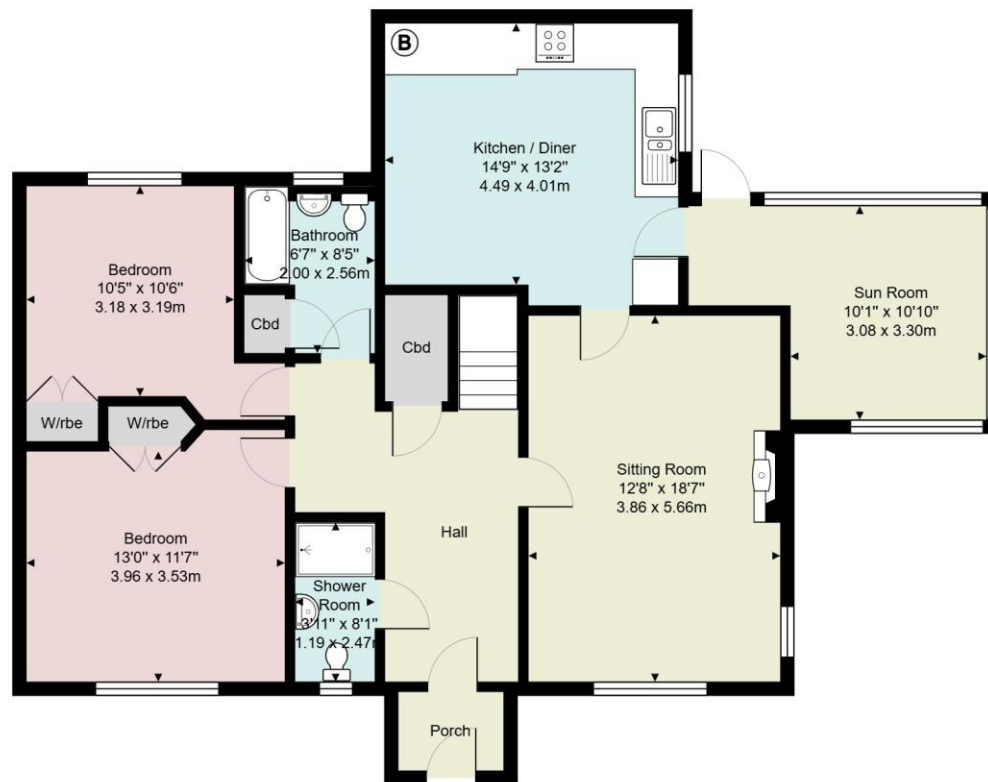
DIRECTIONS

Approaching Orton from M6 Junction 38, once into the village, turn right over the beck following the sign to Raisbeck, Kirkby Stephen and Gaisgill B6261. Once over the bridge turn immediately left to follow parallel alongside the beck. Pass Orton Primary School with the property located a short distance along to the right hand side.
[what3words///celebrate.fame.lively](https://www.what3words.com/celebrate.fame.lively)

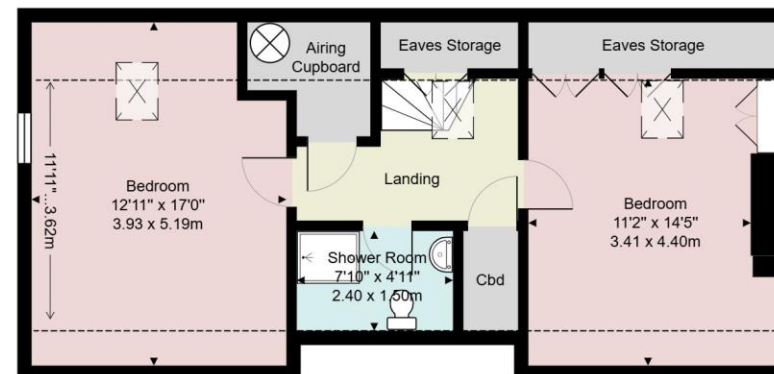
GENERAL INFORMATION

Services: Mains Water, Electric and Drainage. Oil fired central heating. Most rooms have TV/FM/DAB points
 Tenure: Freehold
 Council Tax Band: D
 To check Broadband and Mobile phone coverage, click on our Key Facts for Buyers report online if available or visit www.ofcom.org.uk/phones-telecoms-and-internet/coverage

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		78 C
55-68	D	67 D	
39-54	E		
21-38	F		
1-20	G		



Ground Floor



1st Floor

Approx. Total Area: 1817 ft² ... 168.8 m²

This plan is for illustrative purposes only and should be used as such by any prospective purchasers.
The appliances and systems shown have not been tested and no guarantee to their operability or efficiency can be given.
Measurements are approximate and for display purposes only

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SALES + LETTINGS

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