



STONE END, ORTON, PENRITH, CUMBRIA, CA10 3RQ
£400,000

MILNE MOSER
SALES + LETTINGS

- Modern Cottage Style Double Glazing
- Oil Fired Central Heating
- Pretty Village Location with Primary School, Shop, Pub and Church Close By
- Quirky Features
- Private Rear Garden and Garage
- Larger than Expected



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GARAGE

OVERVIEW

With character and period features throughout, this charming three level cottage really must be viewed to be appreciated. An eye for detail is evident in every room, with bespoke carpentry, retained window seats, white washed stonework walls and a unique staircase, all creating a wonderful home. The lounge and dining room are offset making it a great sociable space and the kitchen has bespoke pine units and worktops. There are four bedrooms over the first and second floors with bathroom facilities on each floor plus a study space with access to the raised terrace at the rear. Once outside the property continues to have more than expected. The integral garage has an extra store plus utility and WC and there is an upper garden area with lovely view to the church.

ACCOMMODATION

Entering the cottage style front door, a handy porch has space for coats and shoes and a contemporary part glazed oak door leads into the dining area. Being semi open plan to the lounge, this generous space is ideal for family meals, relaxation, studies and is the real heart of the home. White washed stone walls with alcove shelving add charm and there is a cosy woodburner in the lounge area. A bespoke 'serving hatch' to the kitchen is a unique feature and there is a traditional alcove cupboard adjacent to the chimney breast. A characterful door leads to the kitchen. A one-off, the kitchen has a good amount of storage within the





handmade pine units and there are matching solid worktops and door to the under stairs cupboard. A pantry at the side provides yet more storage and has stone slab shelves and a flagged floor. Half spiral stairs lead to the first floor.

Once on the first floor, the character and quirks continue with an internal window to the bathroom plus a Jacobs ladder to the second floor - there are also stairs from the study/hobby room. There are two double bedrooms on the first floor, both a good size and having white washed stone work walls and wide floorboards. The bathroom has a three piece suite with shower above the bath, panelling to the walls and a built in cylinder cupboard. The study/hobby room has an external door to the raised terrace at the rear and is a really versatile room, stairs lead into the third bedroom.

The top floor accommodation is within the roof space with each room having a Velux rooflight to maximise light. Ascending the stairs from the study/hobby room, the third bedroom is a good size with a dormer at the rear with lovely view - the perfect place for a comfy chair. White washed stonework adds a sense of calm to the space. The adjoining 'Jack and Jill' shower room can be accessed from both bedrooms on this floor and has a white three piece suite. The fourth bedroom has access to the Jacobs ladder and again has a white washed stonework wall.

Externally, the cottage doesn't disappoint. The covered patio by the kitchen is a practical space, perfect for drying washing outside on inclement days and there are steps up to the raised garden. Enclosed, the rear garden is lawned with pretty flower borders and a lovely view towards the church. A terrace provides space for outdoor dining. Unusually for a property of this style, there is garage, utility/laundry room, store and WC. The garage has folding doors, flagged floor, power and light. The store also has power. There is a flying freehold above the garage with the adjoining property.



DIMENSIONS

Dining Area 8' 9" x 13' 11" (2.66m x 4.25m)

Lounge 12' 10" x 13' 4" (3.90m x 4.08m)

Kitchen 9' 0" x 10' 11" (2.73m x 3.32m)

Pantry 7' 11" x 6' 2" (2.42m x 1.87m)

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Bedroom 10' 5" x 13' 10" (3.17m x 4.22m)

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Bathroom 9' 2" x 7' 9" (2.80m x 2.37m)

Study/Hobby Room 8' 8" x 11' 3" (2.65m x 3.43m)

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Bedroom 10' 7" x 19' 7" (3.23m x 5.96m) max

Shower Room 7' 6" x 6' 0" (2.28m x 1.82m)

Bedroom 10' 5" x 9' 11" (3.16m x 3.03m) max

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Garage 10' 4" x 15' 0" (3.16m x 4.57m)

DIRECTIONS

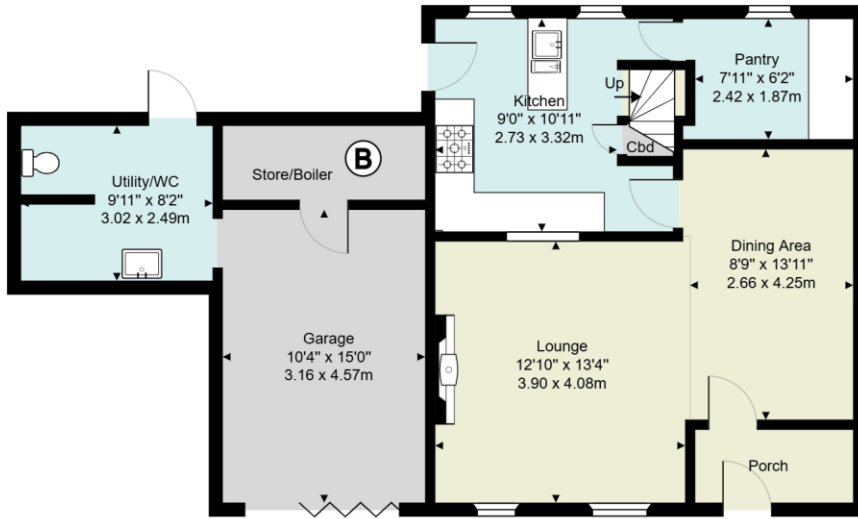
Entering Orton from Junction 38 M6, proceed to the centre of the village. Turn left between the village hall and the Chocolate Shop, the property is located to the right hand side towards the end of the lane.

what3words.com/snips.siesta.juggles

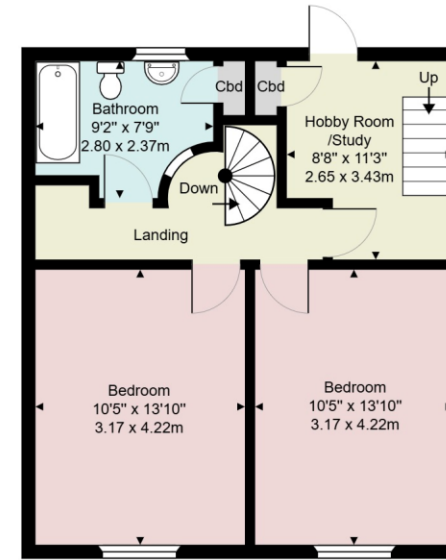






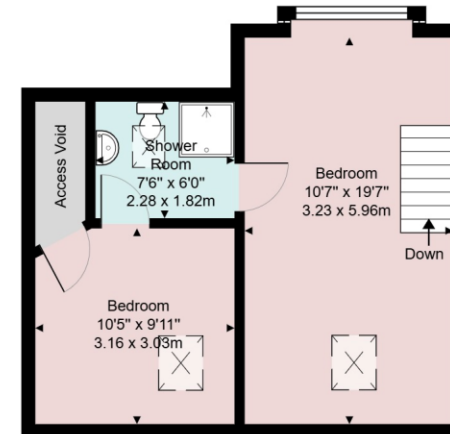


Ground Floor



1st Floor

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



2nd Floor

Score	Energy rating	Current	Potential
92+	A		
81-91	B		83 B
69-80	C		
55-68	D		
39-54	E	48 E	
21-38	F		
1-20	G		

To arrange your viewing contact our Kendal Team

If you would like further information or insights prior to viewing, please contact Emma Butler

ESSENTIAL INFORMATION

Services: Mains Water, Electric and Drainage. Oil fired central heating

Tenure: Freehold. Please note the garage forms part of a flying freehold beneath the adjoining property.

Council Tax Band: D

EPC Grading: E

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