



Chestnut Garth, Orton
Asking Price £450,000

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Thomson Hayton Winkley



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A deceptively spacious detached house with beautiful views pleasantly located within the picturesque village of Orton conveniently placed for junction 38 on the M6. Having four double bedrooms, two reception rooms, dining kitchen, bathroom, two shower rooms, garage, gardens and ample off road parking.







CHESTNUT GARTH

An appealing deceptively spacious detached house with beautiful views situated in a desirable location within Orton village which is located on the Coast to Coast route and was undoubtedly one of the late fell walker/writer Alfred Wainwright's favourite villages in close proximity to lakes and fells. Aside from being attractive, Orton has retained many of the services lost in recent years by other rural communities. There is a thriving village primary school, excellent village shop/post office, surgery, church, chapel, inn, Orton Scar Café and Kennedy's chocolate factory, monthly Farmers' Market and the newly refurbished village hall hosts many community activities. Located within the Westmorland Dales forming part of the Yorkshire Dales National Park, Orton is just 2 miles from Tebay services with the Westmorland Farm Shop between junctions 38 and 39 on the M6 on both the north and southbound carriageways. The Lake District and the popular market towns of Kendal, Sedbergh and Penrith are all within easy reach with both Kendal and Penrith having main West-Coast railway stations. The ancient county town of Appleby lies approximately 10 miles away, with Kirkby Stephen a similar distance.

The well presented accommodation briefly comprises porch, entrance hall, sitting room, dining kitchen, family room, two double bedrooms, bathroom and a shower room on the ground floor and two further double bedrooms and a shower room on the first floor. The property benefits from double glazing, oil fired heating and excellent storage options.

Outside offers well maintained gardens and outdoor space, ample parking for several vehicles and a garage/workshop with utility space.

GROUND FLOOR

PORCH

5' 8" max x 4' 0" max (1.75m x 1.23m)

Double glazed door and window, lighting, fitted coat hooks.

ENTRANCE HALL

16' 8" max x 11' 4" max (5.10 m x 3.47m)

Single glazed door to porch, radiator, understairs cupboard with lighting.

SITTING ROOM

21' 9" max x 12' 9" max (6.63m x 3.89m)

Two double glazed windows, radiator, woodburning stove to feature fireplace, coving.

DINING KITCHEN

14' 9" x 13' 3" (4.52m x 4.05m)

Two double glazed windows, radiator, excellent range of base and wall units, stainless steel sink, built in oven with warming tray, built in combination oven and microwave, induction hob with glass splashback and extractor hood over, integrated fridge and dishwasher, cupboard housing oil central heating boiler, plumbing for washing machine, under wall unit lighting, understairs recycling cupboard.

FAMILY ROOM

16' 3" max x 10' 10" max (4.96m x 3.32m)

Double glazed door and windows, radiator.





BEDROOM

13' 0" max x 12' 9" max (3.98m x 3.90m)

Double glazed window, radiator, built in wardrobe.

BEDROOM

11' 9" max x 10' 5" max (3.60m x 3.20m)

Double glazed window, radiator, built in cupboard, fitted shelving.

BATHROOM

8' 5" max x 6' 7" max (2.59m x 2.02m)

Double glazed window, heated towel radiator, three piece suite in white comprises W.C., wash hand basin and bath, built in airing cupboard housing radiator, extractor fan, partial tiling to walls.

SHOWER ROOM

8' 1" max x 4' 0" max (2.48m x 1.22m)

Double glazed window, heated towel radiator, wall mounted electric heater, three piece suite in white comprises W.C., wash hand basin and fully tiled walk in shower with electric shower fitment, extractor fan, partial tiling to walls.

FIRST FLOOR

LANDING

11' 2" x 3' 1" (3.42m x 0.94m)

Double glazed Velux window, built in airing cupboard housing radiator, built in store housing hot water cylinder, built in cupboard to stairwell.

BEDROOM

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

Double glazed window, double glazed Velux window, radiator.

BEDROOM

14' 5" max x 12' 7" max (4.41m x 3.85m)

Double glazed window, double glazed Velux window, radiator, built in wardrobe and cupboards.

SHOWER ROOM

7' 10" max x 4' 11" max (2.39m x 1.51m)

Heated towel radiator, three piece suite in white comprises W.C., wash hand basin with tiled splashback and fully panelled shower enclosure with electric shower fitment, fitted mirror with lighting and glass shelf, extractor fan.

OUTSIDE

The gardens and outdoor space, which are both well maintained and well presented, can be completely or partially enclosed, and include various seating options, well stocked beds, a timber garden shed, water supply, ample driveway parking with an additional parking space at the front of the house and a garage/workshop with utility space.

GARAGE

18' 6" max x 11' 11" max (5.66m x 3.65m)

Electric roller shutter door, light and power, space for freezer and tumble dryer, fitted workbench and shelving, mezzanine storage.

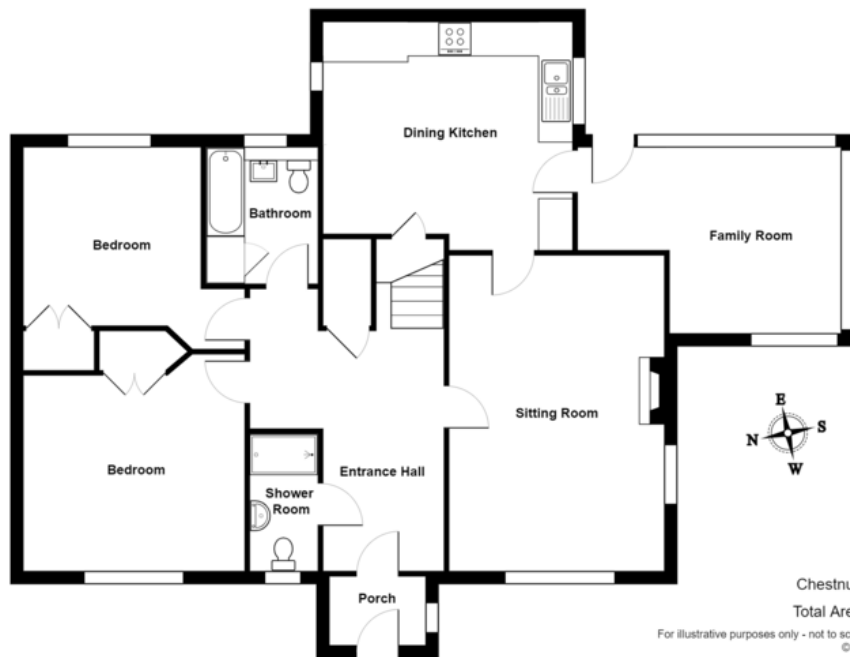
SERVICES

Mains electricity, mains water, oil fired heating, mains drainage.

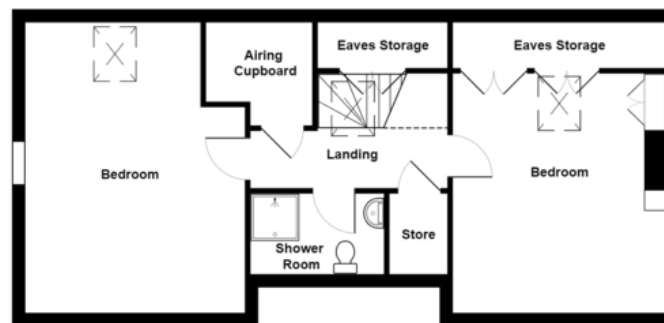
COUNCIL TAX BANDING

Currently Band D as per the Valuation Office website.





Ground Floor



First Floor

Chestnut Garth, Orton, Penrith
Total Area: 168.5 m² ... 1813 ft²

For illustrative purposes only - not to scale. The position and size of features are approximate only.
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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		

DIRECTIONS

From Junction 38 on the M6 upon reaching the roundabout take the first exit for Orton Village (B6260) and proceed for approximately 2 miles. Turn right on to the B6261 and immediately turn left and continue alongside the beck to find Chestnut Garth clearly marked on the right.

WHAT3WORDS:

belong.porch.subplot

Important Notice

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