



Millcote, Orton
£450,000 Freehold



Millcote

Orton

A beautiful stylish detached house which has been fully renovated to a high standard throughout with beautiful views situated in a desirable location within Orton village which is located on the Coast to Coast route. 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.

This well presented accommodation which has been fully renovated to a high standard briefly comprises entrance hall, sitting room with an AGA multi fuel stove, openplan kitchen dining and family room area, master bedroom, shower room and utility room on the ground floor with three further bedrooms and a bathroom on the first floor. The property benefits from double glazing, oak internal doors to the ground floor, window blinds throughout, quality floor coverings including carpets and hard wood flooring Worcester Borsh oil boiler with dual zone controls.

Outside offers well kept enclosed patio gardens to the front and rear which have the sun all day long with electric charging point and ample driveway parking for up to five vehicles.

GROUND FLOOR

SITTING ROOM

16' 11" x 12' 10" (5.16m x 3.92m)

Both max. Two double glazed windows, two radiators, AGA multifuel stove, Oak glazed door.

OPEN PLAN KITCHEN/DINING AND FAMILY ROOM

24' 0" x 20' 10" (7.32m x 6.35m)

Both max. Double glazed external rear door, double glazed windows, three radiators, good range of base and wall units, stainless steel sink, integrated Bosch electric double oven, electric hob with extractor/filter over, integrated appliances including, dishwasher and fridge freezer, Silestone worktops and splashbacks, recessed spot lights, part wood style flooring part carpeted.

MASTER BEDROOM DOWNSTAIRS

13' 1" x 12' 10" (4m x 3.92m)

Both max. Double glazed window, radiator, Sharps fitted wardrobes.

SHOWER ROOM

7' 9" x 6' 10" (2.35m x 2.09m)

Both max. Double glazed window, radiator, heated towel radiator, three piece suite comprises W.C. wash hand basin, fully panelled crosswater shower cubicle with thermostatic shower fitment, partial panelled walls, fitted cabinet, fitted mirror which is touch light and demist, recessed spotlights, extractor fan, built in cupboard housing hot water cylinder and controls, wood style flooring.

UTILITY ROOM

11' 9" x 6' 4" (3.57m x 1.94m)

Both max. Double glazed window, radiator, good range of base and wall units, plumbing for washer, space for dryer, space for fridge freezer, recessed spotlights, wood style flooring.

HALLWAY

14' 10" x 12' 2" (4.51m x 3.71m)

Both max. Double glazed door, double glazed side panel, two radiators, Sharps fitted storage.





FIRST FLOOR

BEDROOM

14' 2" x 9' 12" (4.33m x 3.04m)

Both max. Two double glazed velux windows with blinds and built in cupboard with radiator.

BEDROOM

12' 3" x 11' 10" (3.74m x 3.61m)

Both max. Double glazed window, two double glazed velux windows with electric blinds, radiator, two built in cupboards one with radiator, recessed spotlights.

BEDROOM/STUDY

10' 11" x 9' 1" (3.32m x 2.77m)

Both max. Double glazed window, double glazed velux window with blind, radiator, built in cupboard.

BATHROOM

6' 6" x 6' 3" (1.98m x 1.9m)

Both max. Double glazed velux window, heated towel radiator, three piece suite comprises W.C. wash hand basin to vanity and bath with mixer shower, fitted mirror, fully tiled walls, extractor fan, recessed spotlights, vinyl flooring.

LANDING

16' 3" x 4' 10" (4.95m x 1.48m)

Both max. Double glazed roof window, radiator, recessed spotlights.





OUTSIDE

Beautiful well kept patio gardens to the front and rear of the property which benefit from the sun all day long. Both areas are enclosed which offers great privacy. The front garden has well kept hedges, ample space for potted plants and garden furniture and a electric charging point. The outside areas include a Harker shed, boiler house, log store and fuel store.

OFF ROAD

Driveway parking for five vehicles.

EPC RATING E

SERVICES

Mains electric, oil boiler, mains water, mains drainage.

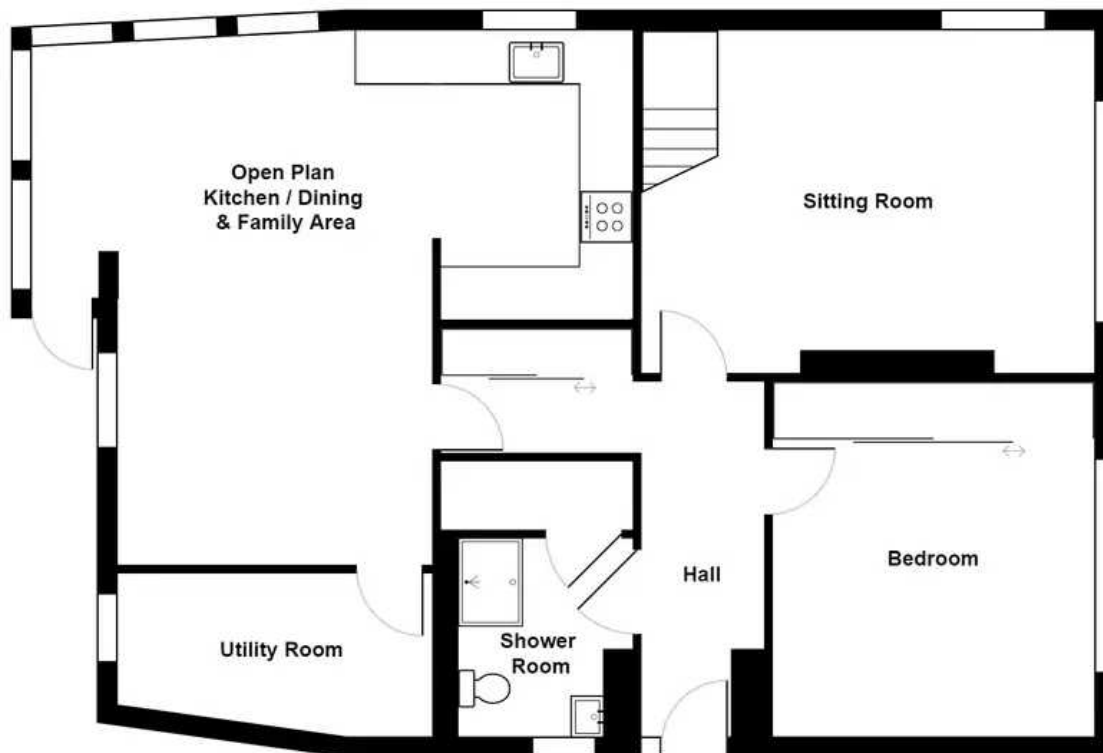
COUNCIL TAX: BAND D

TENURE:FREEHOLD

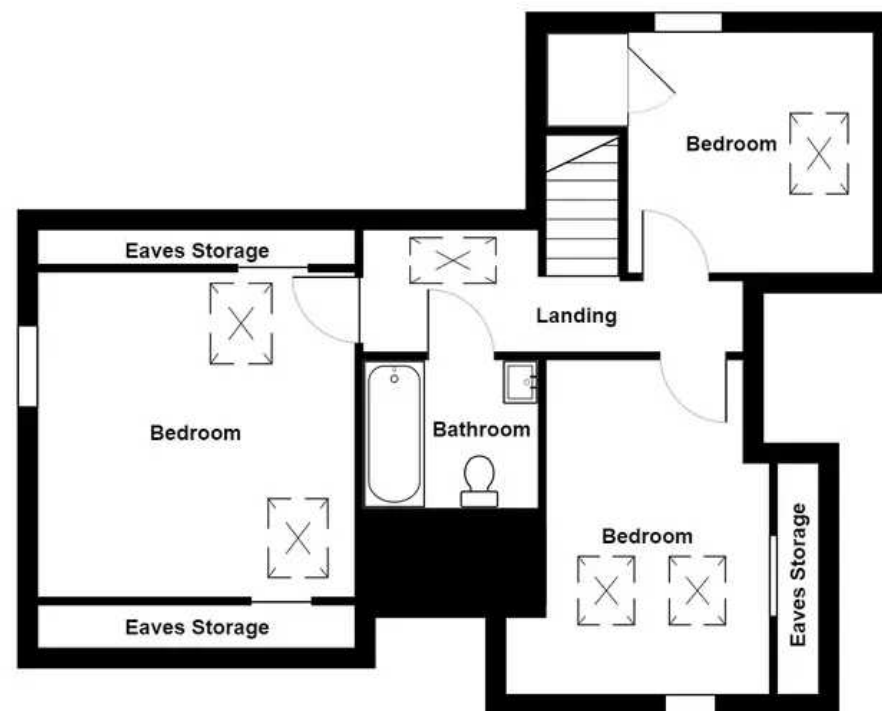
DIRECTIONS

WHAT3WORDS:recruiter.drivers.tags





Ground Floor



First Floor

Millcote, Orton, Penrith

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