



Howgill Lodge, Orton  
£420,000 Freehold



## Howgill Lodge

Orton

An appealing spacious detached house with beautiful views situated in a desirable location on the outskirts of 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.

The well presented accommodation briefly a entrance hall, sitting room, dining room, kitchen, three bedrooms, bathroom and a conservatory to ground floor. The first floor offers another bedroom and loft space. The property benefits from double glazing and oil fired heating.

Outside offers well maintained gardens to the front and rear with a workshop located at the rear of the property, ample parking for several vehicles and a garage.

## GROUND FLOOR

### SITTING ROOM

14' 1" x 13' 2" (4.28m x 4.01m)

Both max. Double glazed window, radiator, gas fireplace.

### DINING ROOM

13' 2" x 12' 8" (4.01m x 3.85m)

Both max. Double glazed window, radiator.

### KITCHEN

13' 3" x 12' 8" (4.04m x 3.85m)

Both max. Double glazed door, double glazed window, radiator, good range of base and wall units, sink, space for oven, extractor/filter over, space for fridge freezer, plumbing for washer dryer, tiled splashback, recessed spotlights.

### BEDROOM

12' 1" x 11' 0" (3.69m x 3.35m)

Both max. Single glazed door, double glazed window, radiator, fitted wardrobe and cupboards.

### CONSERVATORY

26' 5" x 9' 5" (8.06m x 2.87m)

Both max. Double glazed door, double glazed windows, tiled flooring.





#### BEDROOM

12' 2" x 10' 9" (3.70m x 3.27m)  
Both max. Double glazed window, radiator.

#### BEDROOM

10' 10" x 6' 11" (3.29m x 2.12m)  
Both max. Double glazed window, radiator, loft access.

#### LOFT/STUDY

10' 11" x 9' 1" (3.33m x 2.78m)  
Both max. Double glazed window, double glazed Velux window, eaves space.

#### BATHROOM

11' 1" x 6' 8" (3.37m x 2.02m)  
Both max. Double glazed window, wall mounted radiator, four piece suite comprises W.C. wash hand basin to vanity and bath, fully tiled shower cubicle with thermostatic shower fitment, fully tiled walls, extractor fan, recessed spotlights, tiled flooring.

#### FIRST FLOOR

#### BEDROOM

8' 10" x 8' 8" (2.70m x 2.63m)  
Both max. Double glazed window, radiator.

#### LANDING

3' 10" x 3' 5" (1.16m x 1.05m)  
Both max. Loft access.





## OUTSIDE

Beautiful gardens to the front and rear of the property with the front having a pond, decorative garden features, rockery areas, shrubs, potted plants and well established trees and hedges. To the rear is an enclosed garden with a lawn with stocked borders, patio seating area and a fully working work shop. A shed is also included in the rear garden.

## GARAGE

17' 10" x 12' 0" (5.33m x 3.51m) Up and over door, boiler, light and power.

## EPC RATING E

## SERVICES

Mains electric, oil heating, mains water, non mains drainage.

## COUNCIL TAX:BAND D

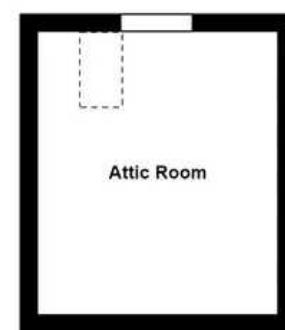
## TENURE:FREEHOLD

## DIRECTIONS

From Junction 38 on the M6 upon reaching the roundabout take the first exit for Orton Village (B6260) and proceed to follow the road, over the bridge and carry on to where Howgill Lodge is located on the left hand side marked by a green gate.

WHAT3WORDS:willpower.nature.shock.





Ground Floor

Howgill Lodge, Orton

First Floor

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