



# Orton

£415,000

Howgill Lodge, Orton, Penrith, CA10 3RE

Howgill Lodge is a spacious detached house in a desirable location on the outskirts of Orton village. The accommodation is laid over two floors with an entrance hall, living room, dining room, kitchen, three bedrooms and a conservatory on the ground floor. On the first floor you will find another bedroom and a loft/hobby space. The property benefits from UPVC double glazing throughout and oil fired heating.

Outside, there is well-maintained front and back gardens with a spacious stone built workshop located at the rear. Garage and driveway provide ample off-road parking for several vehicles. Early viewing comes highly recommended!

## Quick Overview

Characterful detached home

Four bedrooms

Four piece suite bathroom

Loft room

Two reception rooms

Beautiful views of the garden, fields & woodland

Enchanting front & rear gardens

Garage & gated driveway

Early viewing highly recommend!

Openreach available in the area



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Openreach  
available in the area



Garage & gated  
driveway

Property Reference: K6804



Living Room



Living Room



Dining Room



Bathroom

**Location:** Departing Junction 38 on the M6, take the first exit at the roundabout towards Orton Village (B6260). Follow the road, over the bridge, and continue until you reach Howgill Lodge on the left, distinguished by a green gate.

The picturesque conservation village of Orton, situated in the upper Lune Valley, with excellent access to the M6 (junctions 38 & 39). The market towns of Kendal, Penrith, Appleby in Westmorland, Kirkby Stephen and Sedbergh (all of which offer reputable schools, shops, services and recreational activities) can be reached within less than thirty minutes. Orton, described by Wainwright as "one of Westmorland's loveliest villages", is a sheltered settlement delightfully arranged around two clear flowing streams and overlooked by a venerable Norman church."

**Property Overview:** A characterful, detached home with stunning views from all angles. Situated on the outskirts of Orton villages, close to local amenities, primary school, village shop, surgery, church and much more!

An easy to manage accommodation is laid over two floors with four bedrooms, a four piece bathroom, a conservatory, a loft/hobby room, a living room, a dining room and dine in kitchen.

Stepping into the T-shaped entrance hall you will find doors branching off to all of the downstairs accommodation.

The living room is cosy, with gas fire with wooden surround and tiled hearth. Another pretty outlook over the front garden. Characterful wooden beams throughout.

Moving into the dining room there are stairs leading to the first floor and ample space for a dining table and chairs. A door leads to the kitchen.

The kitchen is fitted with a range of wall, base and drawer units with complementary working surfaces and inset white ceramic 1.5 sink drainer. There is space for a cooker, fridge freezer and plumbing for a washing machine. Patio doors lead into the rear landscaped garden.

Bedroom one is a double room with a pleasant outlook over the front garden. With a range of Sharps fitted furniture including wardrobes and chest of drawers. A glazed door leads into the sun filled conservatory with UPVC double glazed windows and patio doors leading to the side garden. It is the perfect spot to sit and enjoy a coffee or a glass of wine on a sunny day.

Bedrooms two and three both enjoy a delightful view of the rear garden and fields beyond. Bedroom two is a double room while bedroom three is a generous single with access to the loft/hobby room via a pull down ladder. This room has a double glazed window and a Velux roof light offering panoramic views of the surrounding fields. The loft room has power and light making it ideal for hobbies and benefits from built in storage.

Bedroom four/study is situated on the first floor with internet connection and through the window provides stunning views across open fields. There is access to the roof space for added storage.

The house bathroom includes a four piece Vileray Boch suite comprising of; a panel bath with a hand-held shower attachment, a corner shower cubicle, a vanity wash hand basin and a W.C.



Kitchen



Kitchen



Bedroom Four/Study



Bedroom Three



Bedroom Two



Conservatory

Accommodation with approximate dimensions:

Ground Floor:

Entrance Hall

Bedroom One

11' 7" x 11' 0" (3.53m x 3.35m)

Conservatory

25' 8" x 8' 11" (7.82m x 2.72m)

Bedroom Two

12' 2" x 7' 11" (3.71m x 2.41m)

Bedroom Three

8' 10" x 6' 11" (2.69m x 2.11m)

House Bathroom

Dining Room

13' 2" x 10' 11" (4.01m x 3.33m)

Living Room

14' 1" x 13' 0" (4.29m x 3.96m)

Kitchen

12' 8" x 9' 9" (3.86m x 2.97m)

First Floor:

Hobby/Loft Room

10' 11" x 9' 2" (3.33m x 2.79m)

Bedroom Four / Study

11' 0" x 8' 3" (3.35m x 2.51m)

**Outside:** Outside, the property boasts enchanting gardens both at the front and the rear. The front garden showcases a serene pond, adorned with decorative features, rockeries, lush shrubs, potted plants, and mature trees and hedges. The local red squirrels can often be seen enjoying their breakfast from one of the feeders.

Parking is gated and there is a garage with a up and over door with a floor-mounted boiler. Light and power.

Meanwhile, the enclosed rear garden offers a well-manicured lawn bordered by vibrant flora, a cosy patio for outdoor relaxation, and a functional workshop with power and light. Additionally, a shed is nestled within the rear garden for added convenience.

**Workshop/Utility**

Workshop - 14' 0" x 13' 6" (4.27m x 4.11m)

Utility Room - 7' 6" x 6' 6" (2.29m x 1.98m)

**Tenure:** Freehold.

**Services:** Mains electric, oil heating, mains water, private septic tank drainage.

**Council Tax:** Westmorland and Furness - Band D

**Viewings:** Strictly by appointment with Hackney & Leigh Kendal Office.

**Energy Performance Certificate:** The full Energy Performance Certificate is available on our website and also at any of our offices.



Bedroom One



Rear Garden



Rear Garden



Rear Garden



Rear Garden

**What3Words:** ///forensic.ballooned.cringe

**Garage** 19' 2" x 11' 7" (5.84m x 3.53m)

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## Meet the Team

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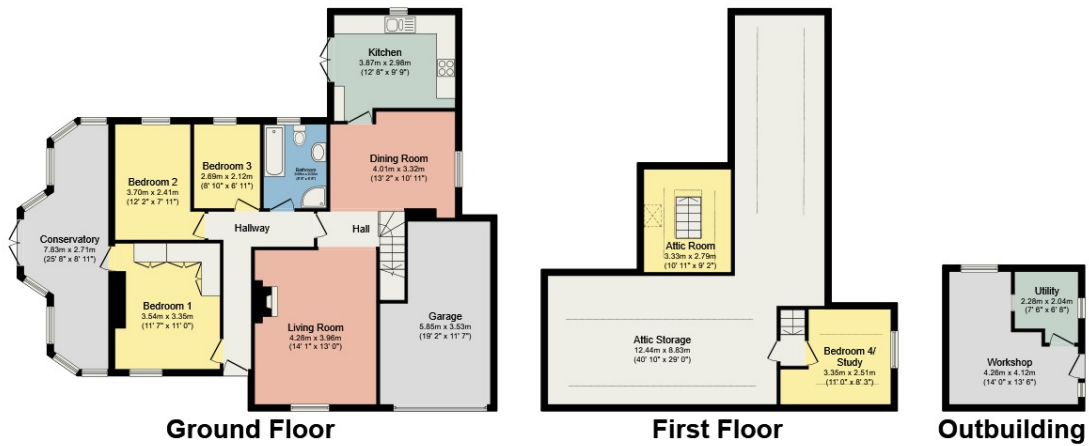


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Total floor area 223.5 sq.m. (2,406 sq.ft.) approx

This plan is for layout guidance only and is not drawn to scale unless stated. Windows and door openings are approximate. Whilst every care is taken in preparation of this plan, please check all dimensions, shapes and compass bearings before making any decision reliant upon them.

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