



 Orchard House



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Sedbergh, LA10 5HR

Welcome to Orchard House, a magnificent seven-bedroom residence that perfectly marries modern luxury with versatile living spaces. Within expansive grounds, this home offers a unique blend of comfort and potential, ideal for families and those seeking additional accommodation options.

Quick Overview

- Fabulous family home
- Generous, versatile accommodation
- Extensive landscaped gardens & grounds
- Idyllic countryside location
- Off-road parking & attached double garage
- Ménage and stable
- Charming features throughout
- No onward chain
- Ultrafast broadband available



Welcome



Specifications

Kitchen

18' 5" x 10' 10" (5.61m x 3.3m)

Breakfast Room

13' 2" x 11' 4" (4.01m x 3.45m)

Utility

11' 7" x 7' 9" (3.53m x 2.36m)

Hall

17' 3" x 8' 1" (5.26m x 2.46m)

Conservatory

19' 8" x 12' 6" (5.99m x 3.81m)

Upon entering, you're greeted by a grand entrance hall featuring a stone floor and a gallery staircase, setting the stage for the elegance that unfolds throughout the home. A convenient WC cloakroom is directly ahead, providing practicality for guests.

To the left, the heart of the home reveals itself in an L-shaped kitchen and dining room, bathed in natural light. This culinary space boasts wall and base units, complemented by sleek worktops and a 1.5 sink unit. The Rangemaster oven, built-in Neff fryer, and dishwasher ensure a seamless cooking experience, while space for a freestanding fridge freezer adds convenience. Adjacent, a utility room offers additional storage and functionality. A conservatory overlooks the lush garden, inviting relaxation and offering direct access to the garden.





Entertaining

Specifications

Games Room
22' 1" x 13' 11"
(6.73m x 4.24m)

The porch, with its front entrance, is perfect for coming home with muddy boots and includes built-in wardrobe space for coats and shoes, alongside housing the oil-fired central heating boiler.

The inner porch with another cloakroom and W.C. leads to the entertaining side of the house, where a games room awaits. Complete with a pool table, darts board, and a cosy log burner, this space is perfect for gatherings. Patio doors open onto a patio garden, featuring a BBQ area ideal for alfresco dining and entertaining.



Living Spaces

The right wing of the house features a cosy L-shaped living room with space for dining and lounging, opening onto the garden through patio doors.





Annex

Beyond, the annex offers a separate yet connected living area, complete with dual aspect windows, a built-in bar, and a second kitchen leading to the outside. Upstairs, a bedroom suite with a walk-in wardrobe and a four-piece bathroom provides private comfort.

| Specifications |
|--|
| Annex Living Room 18' 1" x 12' 2" (5.51m x 3.71m) |
| Annex Bedroom One 14' 9" x 12' 2" (4.5m x 3.71m) |



Bedrooms Galore

Specifications

Bedroom Two

14' 11" x 11' 9" (4.55m x 3.58m)

Bedroom Three

21' 10" x 10' 3" (6.65m x 3.12m)

Bedroom Four

13' 4" x 11' 3" (4.06m x 3.43m)

Bedroom Five

10' 7" x 8' 9" (3.23m x 2.67m)

Bedroom Six

10' 10" x 9' 9" (3.3m x 2.97m)

Bedroom Seven

9' 7" x 7' 8" (2.92m x 2.34m)



The left side of the house on the first floor hosts six additional bedrooms, each thoughtfully designed and having light sunny accommodation. Bedroom two and three are both dual aspect bedrooms both being king size bedrooms and having ensuites with three suites. The family bathroom is a three piece suite, comprising a bath, W.C, and pedestal hand wash basin.





Outside

The double garage with electric roller doors and a pedestrian entrance ensures ample storage and convenience.

Outside, a sweeping tarmac drive with electric gates and lighting welcomes you. Expansive lawns, a pond with a bridge, a BBQ area, a ménage, orchard, stables, and a log store complete this enchanting property. Orchard House is not just a home; it's a lifestyle offering endless possibilities.



Important Information

Tenure:

Freehold (Vacant possession upon completion).

Council Tax:

Band G.

Services:

Mains water and electricity. Oil fired central heating. Private septic tank drainage.

Please note that due to updated regulations for septic tanks and private drainage facilities, interested parties may wish to seek independent advice on the installation. We can recommend several local firms who may be able to assist.

Energy Performance Certificate:

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

What3Words:

///helpless.protects.harshest

Viewings:

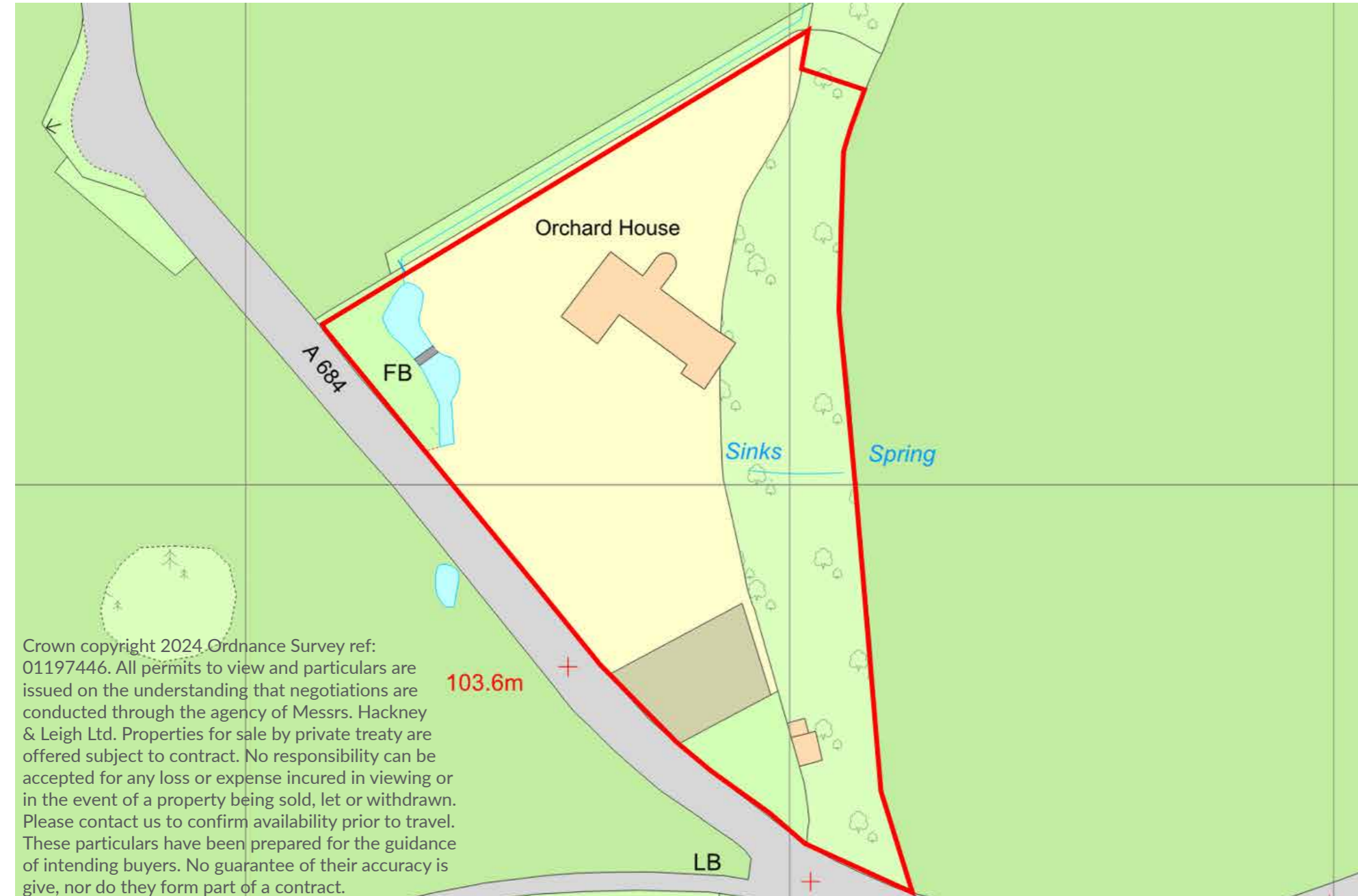
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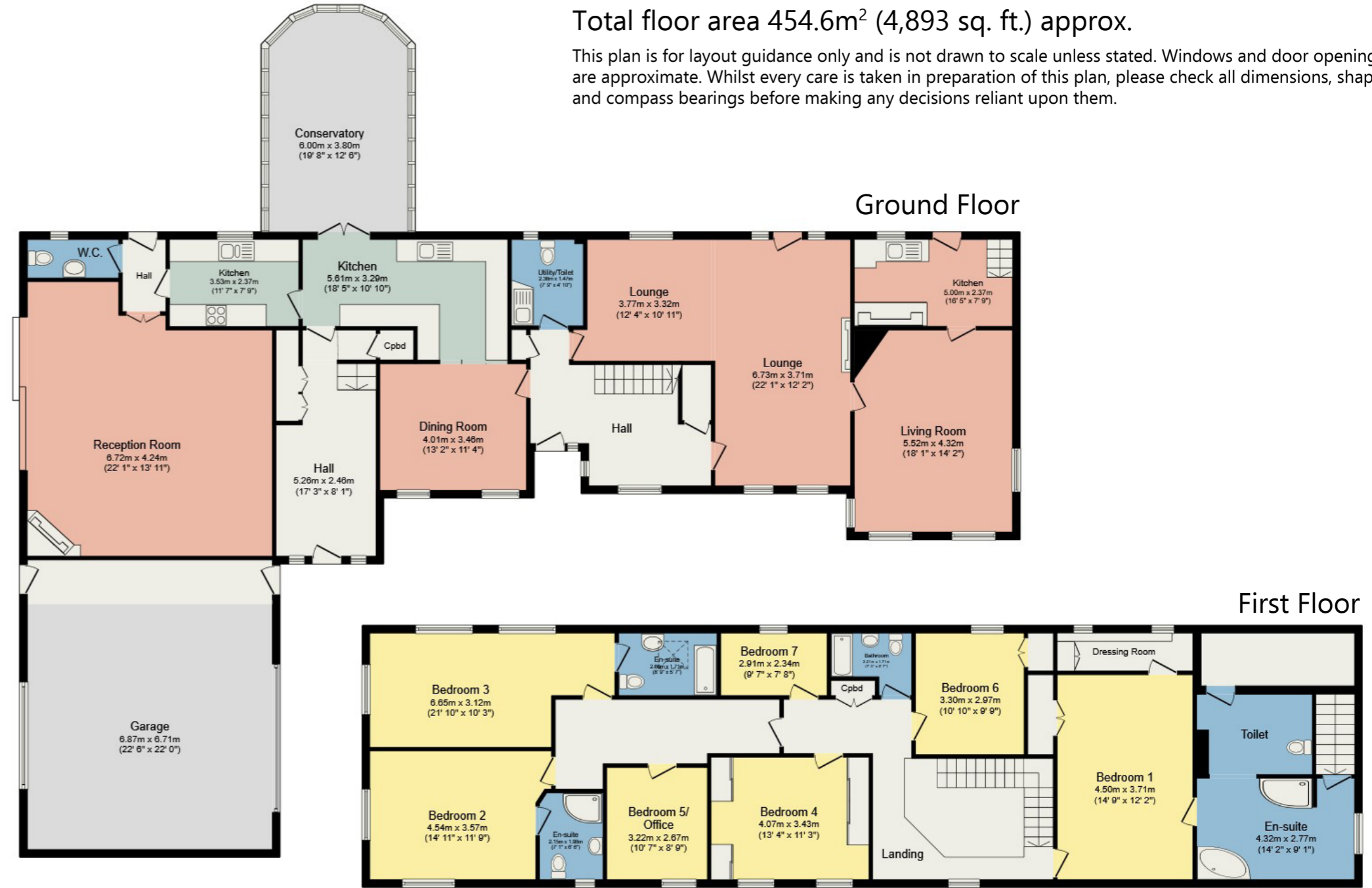


Floorplan & Boundary



Total floor area 454.6m² (4,893 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 decisions reliant upon them.





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& LEIGH**

Viewings

Strictly by appointment with Hackney & Leigh
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