



Nell Gwyn Cottage, Orton Hall, Orton, CA10 3RF

Guide Price £199,500

PFK

Nell Gwyn Cottage, Orton Hall

The Property

Nestled within the wing of the historic, Grade II listed, Orton Hall, this two-bedroom cottage offers a unique opportunity to reside in a property of distinguished heritage. Set within the picturesque and expansive grounds of this esteemed estate, the property exudes a timeless charm that is sure to captivate the discerning eye. Upon entering, one is immediately struck by the quirky and enchanting nature of the accommodation. The layout is deceptively well-proportioned creating a harmonious living space that is both practical and aesthetically pleasing. The cottage boasts traditional features that have been meticulously preserved, adding a sense of history and character to the modern conveniences of today.

The property benefits from welcoming entrance hall, cloak cupboard and ground floor bedroom with ensuite facilities. A couple of steps lead to an inner hall providing access to the living room, which also comprises the cellar door. A further handful of steps from the hall provide access to the kitchen and staircase to the first floor which houses a sizeable bedroom and a family bathroom. One of the unique features of this property is the direct access it offers to the cellar store rooms, providing ample storage space for all your belongings. This convenient amenity ensures that you can keep your living spaces clutter-free and organised, allowing you to fully enjoy the charm and tranquility of your surroundings.



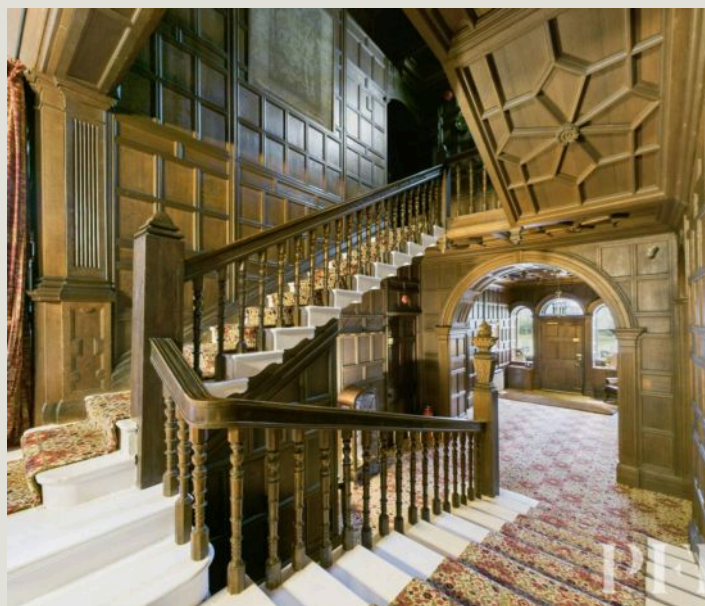
Nell Gwyn Cottage, Orton Hall

The Property Continued

Parking is available to the front of the property, providing ease of access for both residents and visitors alike. Whilst the grounds provide a haven for you and wildlife, offering the opportunity to take in the established garden and woodlands. Residents and guests also have access to the panelled Great Hall in Orton Hall itself offering additional leisure space with views over the south lawn. The Hall also provides access to a laundry facility with washer and drier.

In conclusion, this two-bedroom cottage within a wing of Orton Hall presents a rare opportunity to reside in a property that seamlessly combines historical significance with modern comfort. With its attractive grounds and well-maintained amenities, this residence is a testament to the timeless appeal of classic architecture. Don't miss the chance to make this enchanting property your own and experience the elegance and sophistication that Orton Hall has to offer.

- Grade II Listed, two bedroom cottage within the historic Orton Hall
- Set within attractive and generous grounds
- Quirky and enchanting accommodation
- Deceptively well-proportioned
- Direct access to the cellar store rooms
- Parking to the front of the property
- Traditional features remain
- EPC rating F
- Tenure – leasehold
- Council tax – currently assessed for business rates



Nell Gwyn Cottage, Orton Hall

The Location & Directions

Nell Gwyn Cottage is located on the outskirts of the picturesque village of Orton, surrounded by beautiful countryside with many walking and cycling routes nearby. The village is a Conservation Area with a well stocked village store and post office, church, public house, a highly regarded primary school, village hall, café, farmers' market and the famous Orton Chocolate Shop. For those wishing to commute, it is well placed for both junctions 38 and 39 of the M6 motorway giving easy access to Kendal, Penrith, Kirkby Stephen, Sedbergh, the Eden Valley, the Lake District National Park and the Yorkshire Dales.

Directions

From the M6 south, exit at junction 38 for Tebay. At the roundabout take the first exit for Old Tebay and Orton and follow the road (B6260) for about 2 miles. As you approach the village, Orton Hall is on the right hand side about thirty metres before the speed limit sign. Upon entering, proceed to the front of the property. Nell Gwyn Cottage's independent access can be found to the immediate left of the main entrance to Orton Hall.



ACCOMMODATION

Nell Gwyn Cottage is positioned within one of the wings of the main house and has the benefit of an independent access.

Entrance Hall

Attractive entrance hallway with access to useful cloaks cupboard, arched recess with storage cupboards beneath, and tiled floor. Door to ground floor bedroom and two steps up to an inner hall.

Bedroom 2

12' 5" x 10' 3" (3.79m x 3.12m)

Rear aspect room currently utilised as a twin bedroom.

Electric radiator, carpeting and access to:-

En Suite Shower Room

5' 0" x 5' 11" (1.52m x 1.80m)

Fitted with three piece suite comprising fully tiled shower cubicle (electric shower), WC and wash hand basin set on vanity storage unit. Roof light, extractor fan, electric wall mounted heater and heated towel rail.

Inner Hall

8' 0" x 12' 11" (2.44m x 3.93m)

Providing access to the Living Room. Night storage heater, carpeting and four steps leading to a small landing area where there is a further night storage heater, door to the kitchen and stairs up to the first floor accommodation.

Living Room

12' 11" x 12' 7" (3.93m x 3.84m)

Beautiful reception room with superb Georgian sash window to the front elevation which extends to the first floor where the ceiling has been vaulted to capture the elegance of this feature. Attractive inglenook fireplace with ornate lintel over, stone back and tiled hearth – currently housing an electric fire, and flanking cupboard to one side (housing the electric meter). Night storage heater, carpeting and access door to the cellar. One step down to:-



Kitchen

4' 6" x 11' 11" (1.38m x 3.62m)

Fitted with bespoke wooden kitchen complete with solid wood worktops and tiled splash backs. Twin windows to the rear, one with a Belfast sink beneath and built in appliances including oven, hob with extractor over, and dishwasher. Space for fridge freezer and microwave, electric heater, laminate flooring and access to loft space (via hatch).

FIRST FLOOR

Landing

Providing access to Bedroom 1 and the bathroom. Note: there is a door in situ on the landing which previously formed access to one of the neighbouring apartments. This is no longer in use for access purposes and is kept bolted.

Bedroom 1

14' 7" x 13' 2" (4.45m x 4.01m)

Generous, front aspect bedroom with lovely picture window taking in the landscaped gardens. Set of five tall windows enjoy the vaulted element of the living room with exposed stonework and beautiful original window. Useful built in cupboard, carpeting and electric panel heater.

Family Bathroom

Partly tiled bathroom with three piece suite comprising bath with mains connected shower over, WC and wash hand basin. Heated towel rail, extractor fan and tiled floor. Loft access hatch.





EXTERNALLY

Garden

The gardens and parkland grounds surrounding Orton Hall complement the properties beautifully, mainly laid to lawn with established specimen trees, shrubs and feature circular water fountain to the front of the Hall.

DRIVEWAY

2 Parking Spaces

A sweeping gravelled driveway provides access to the Orton Hall properties, leading to the front of the building and to the rear. Nell Gwyn Cottage has parking available for several vehicles.



ADDITIONAL INFORMATION

Services

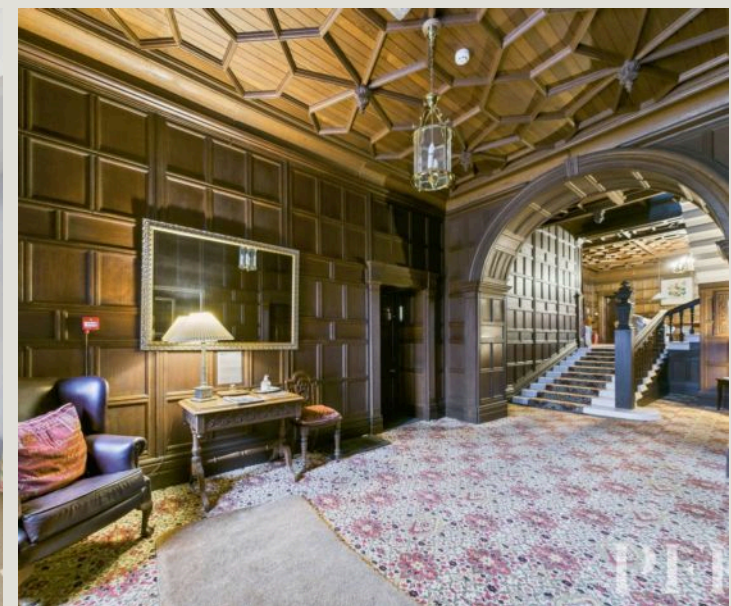
Mains electricity & water; pumped drainage connection to the mains service in village; electric central heating; single glazing installed. Please note: The mention of any appliances/services within these particulars does not imply that they are in full and efficient working order. Note: electricity mains feeds is into Orton Hall. However, each property has their own individual meter so charges are subsequently apportioned accordingly.

Tenure & Charges

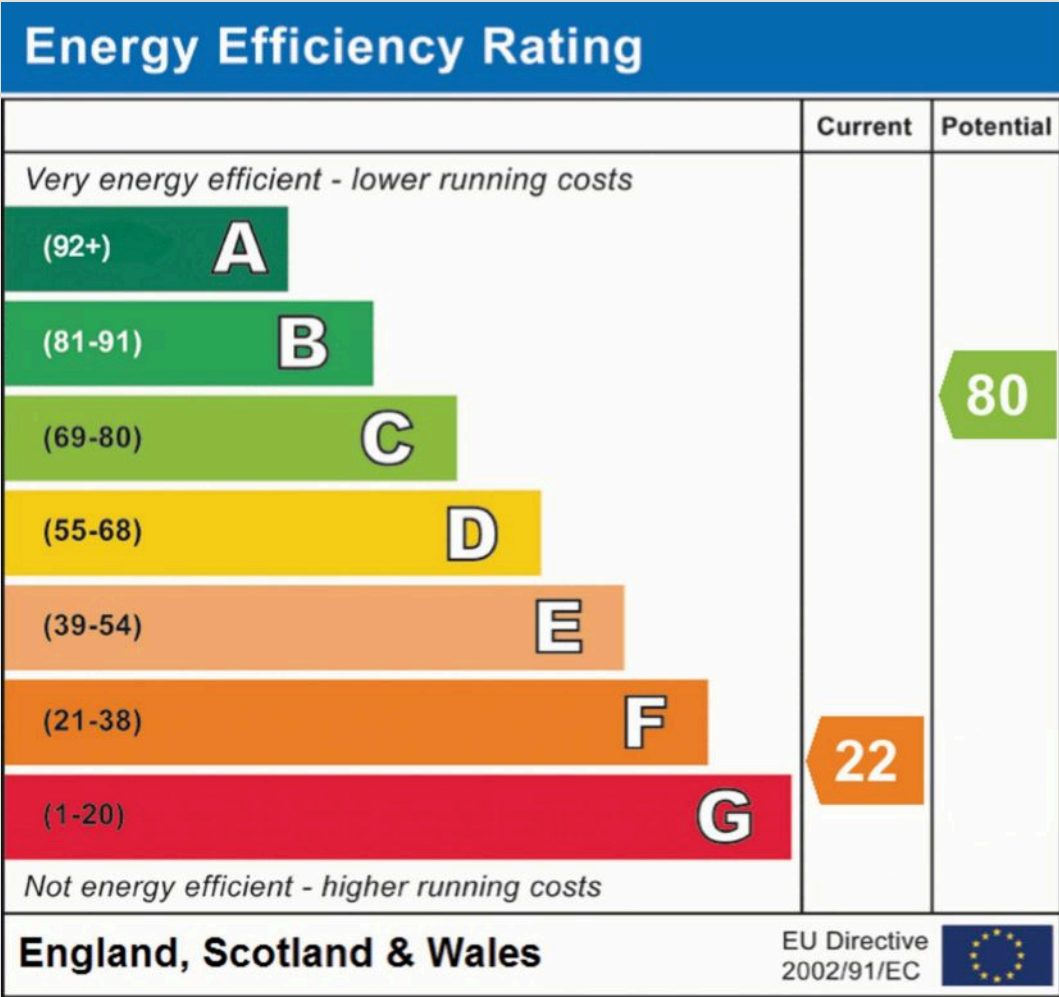
Tenure is leasehold with a term of 999 years from 1st January 1999. The property freehold is owned by Orton Hall Limited which oversees all the properties within Orton Hall. Each leaseholder owns a share in the company and property maintenance/repairs required and associated costs involved are discussed and agreed by all the shareholders. We understand the owners of Nell Gwyn Cottage are required to pay 8% of overall costs agreed. Prospective purchasers are advised to satisfy themselves regarding this matter.

Referral & Other Payments

PFK work with preferred providers for certain services necessary for a house sale or purchase. Our providers price their products competitively, however you are under no obligation to use their services and may wish to compare them against other providers. Should you choose to utilise them PFK will receive a referral fee : Naphthens LLP, Bendles LLP, Scott Duff & Co, Knights PLC, Newtons Ltd – completion of sale or purchase – £120 to £210 per transaction; Emma Harrison Financial Services – arrangement of mortgage & other products/insurances – average referral fee earned in 2023 was £222.00; M & G EPCs Ltd – EPC/Floorplan Referrals – EPC & Floorplan £35.00, EPC only £24.00, Floorplan only £6.00. All figures quoted are inclusive of VAT.









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