



**Clarendon, Orton hall, Orton – CA10 3RF**

Guide Price **£175,000**

**PFK**

# Clarendon, Orton hall

## Orton, Penrith

Located within the beautiful Orton Hall, this spacious one-bedroom first floor apartment offers an exceptional blend of history, character and modern convenience. Rich in period charm, the property showcases a wealth of original features including decorative wall panelling and detailed door surrounds, while benefitting from thoughtful upgrades by the current owner, including a recently fitted kitchen and contemporary shower room.

Set within an impressive Grade II listed building, believed in part to date back to the 1600s with later Georgian influences, ownership at Orton Hall provides not only a unique home but also access to its elegant communal spaces. Residents can enjoy beautifully appointed shared areas, complete with intricate wood panelling to walls and ceilings, alongside leisure features such as a piano, pool table and chess area along with laundry facilities—enhancing the lifestyle appeal of this historic setting.

The apartment, known as Clarendon, is accessed via a well-maintained communal staircase leading to the first floor landing. Internally, the accommodation is well-proportioned and has previously served both as a comfortable main residence and a successful holiday let.

The layout begins with an entrance hall leading into an inner hall, which provides access to the principal rooms. The rear-aspect double bedroom is a peaceful and generously sized space, while the stylish shower room has been recently upgraded and comprises a walk-in shower, WC and basin set upon a vanity unit, complemented by a fitted illuminated and demisting mirror and underfloor heating.



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The recently refitted kitchen is both practical and attractive, featuring a range of wall and base units including a tall pantry cupboard, all topped with complementary worksurfaces and splashbacks. Integrated appliances include an eye-level oven, microwave, hob with extractor fan, slimline dishwasher and under-counter fridge. A sink with drainer and mixer taps is thoughtfully positioned, while the consumer unit and meter are neatly housed within fitted units.

The inner hall opens through to the impressive front-aspect living room with dining area. This bright and spacious reception room is enhanced by a large bay window, currently utilised as a dining space, which enjoys an elevated outlook over the attractive front grounds. A feature fireplace provides a focal point, while a dado rail continues the period detailing found throughout the apartment.

Additional storage is provided by a useful cupboard off the entrance hall, which historically offered access to the neighbouring apartment. The property also benefits from use of the cellar, where an allocated area is available for each residence and accessed externally.

Externally, parking is available to the front of the building, while the communal grounds are a delight to enjoy, featuring well-maintained landscaped areas and an attractive water feature.

Combining characterful living with modern upgrades in a truly unique historic setting, this charming apartment would suit a variety of purchasers—whether as a full-time residence, a lock-up-and-leave holiday home, or an investment opportunity.





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Orton, Penrith

Clarendon is located on the outskirts of the picturesque village of Orton, within the delightful Orton Hall and 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.

- Charming 1 bedroom, first floor Apartment
- Within the beautiful Orton Hall itself
- Well-maintained throughout; newly fitted kitchen and shower room
- Communal facilities and areas of the Hall
- Attractive and established grounds
- Allocated parking
- Desirable location within the YDNP
- Tenure - Leasehold
- EPC - Rating F
- Council Tax Band - B



## ACCOMMODATION

### Entrance Hall

18' 10" x 3' 8" (5.75m x 1.12m)

### Bedroom

13' 3" x 10' 0" (4.03m x 3.05m)

### Shower Room

5' 0" x 10' 7" (1.53m x 3.23m)

### Inner Hall

5' 8" x 5' 7" (1.73m x 1.70m)

### Kitchen

10' 11" x 5' 6" (3.32m x 1.68m)

### Living Room / Dining Area

18' 3" x 9' 9" (5.57m x 2.98m)

### Main Hall Communal Area

## EXTERNAL

### Cellar

With allocated storage space for residents.

**Parking – Off Street and allocation parking.**

### 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. Clarendon is accessed via the main Orton Hall entrance. Parking is to the front of the building.



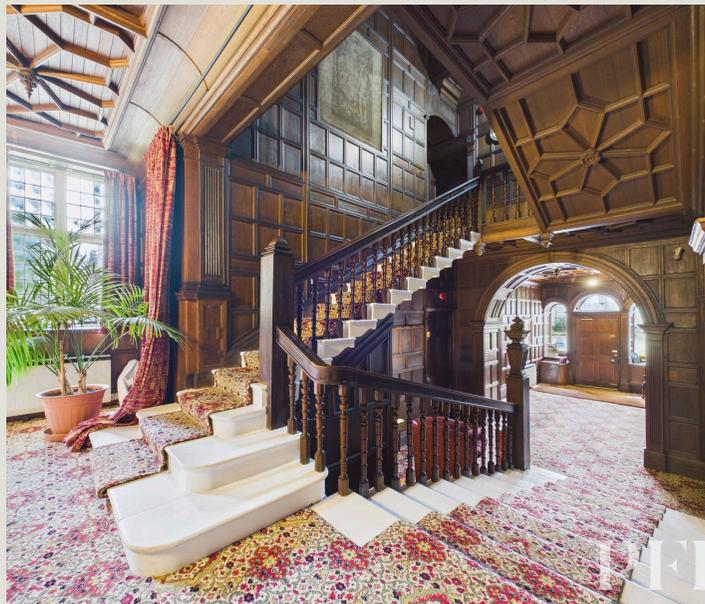
## ADDITIONAL INFORMATION

### Services

Mains electricity & water; pumped drainage connection to the mains service in village; electric heating with a combination of night storage heaters and electric wall heaters. Electric underfloor heating to the Shower Room; single glazing installed with some secondary glazing fitted. The cold water tank is located in the loft and the immersion water tank is located behind the kitchen wall units, next to the oven. A new consumer unit was fitted in 2023. The water is metered to the apartment, and the electricity mains feeds into Orton Hall, however, each property has their own individual meter so charges are subsequently apportioned accordingly. A contribution is made to the communal electric usage. Please note: The mention of any appliances/services within these particulars does not imply that they are in full and efficient working order.

### Tenure & Maintenance 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 Clarendon are required to pay 5.5% of overall costs agreed. Prospective purchasers are advised to satisfy themselves regarding this matter.



## ADDITIONAL INFORMATION Cont.

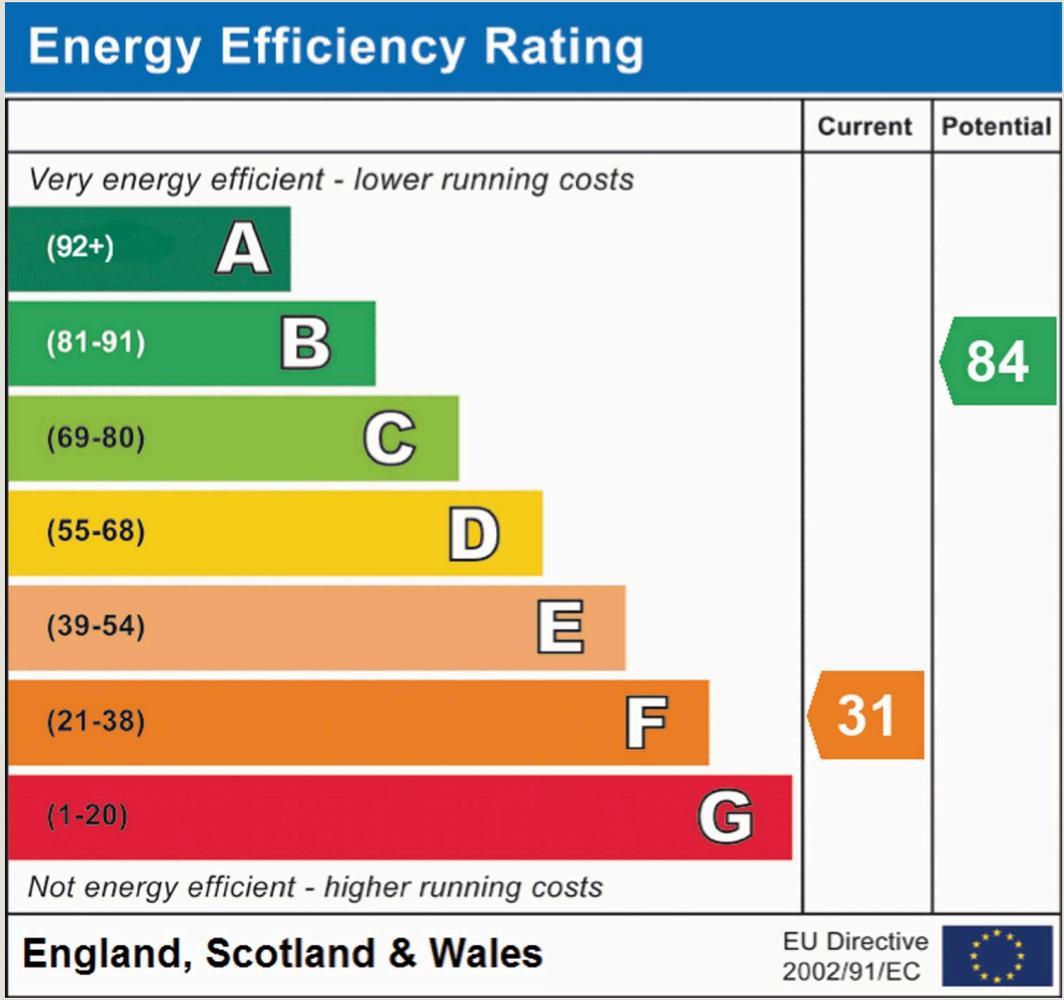
### Referrals and Other Payments

PFK works with preferred providers for services relating to buying or selling property. These providers offer competitive pricing, but you are under no obligation to use them and are free to choose alternatives. If you do use these services, PFK may receive a referral fee as follows (all figures include VAT):

- Conveyancing (Naphthens LLP, Bendles LLP, Scott Duff & Co, Knights PLC, Newtons Ltd): £120 to £210 per completed sale or purchase.
- Auction – If you decide to sell your property via Auction House Cumbria following our introduction, the average referral fee earned for 2025 was £2,398 and is dependent on the final sale price.
- Financial Services (Emma Harrison Financial Services): average referral fee of £221 in 2024 for arranging mortgages, insurance, and related products.
- EPC and Floorplans (M & G EPCs Ltd): £35 for EPC & Floorplan, £24 for EPC only, £6 for Floorplan only.
- Anti-Money Laundering (AML) Checks (via Landmark): between £8.50 and £15.50.









## PFK Estate Agents

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