



Tilery Cottage, Orton – CA10 3SJ

Guide Price £475,000

PFK

Tilery Cottage

Orton, Penrith

A Truly Exceptional Four-Bedroom Detached Home in a Spectacular Rural Setting

Set within an idyllic and unspoilt landscape, this remarkable four-bedroom detached property enjoys an enviable position surrounded by open fell land with far-reaching views towards The Pennines from every window. Located within the **Yorkshire Dales National Park**, this is a home that perfectly embodies the essence of rural living—offering peace, privacy and natural beauty, without compromising on accessibility.

Despite its tranquil setting, the property remains well connected. The charming village of **Orton** lies just a short drive away, providing a primary school, café, renowned chocolate shop, village store and post office, while access to the M6 can be found in nearby **Tebay**. The historic market town of **Appleby-in-Westmorland** is also within easy reach, offering a wider range of amenities including schools, shops and leisure facilities—demonstrating that countryside living need not mean isolation.

The property itself has been thoughtfully extended and enhanced, having originally comprised a traditional cottage with an adjoining barn. A sympathetic conversion of the barn has created substantial additional accommodation, seamlessly integrated to provide a versatile and spacious home with character throughout.



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An **entrance porch** with cloaks area leads into the original **living room**, a warm and inviting space featuring a multi-fuel stove and triple-aspect windows that frame the surrounding landscape. There is ample room for both seating and dining, while doors lead through to the utility and, via concertina doors, into the impressive kitchen.

The **utility room** is well-equipped with fitted units, a twin sink and space for appliances, with a door providing access to the side of the property.

The heart of the home lies within the beautifully appointed **kitchen**, part of the barn conversion and recently upgraded with a contemporary Atlantis design. Fitted with a stylish range of units and Silestone work surfaces, the kitchen includes a sunken sink, integrated drainer, and a suite of integrated appliances—predominantly by Neff—including oven, hob, microwave, extractor and fridge/freezer. A tall cupboard discreetly houses the washing machine, and additional storage is provided by an understairs cupboard. Bi-fold doors open out onto the front patio, perfectly blending indoor and outdoor living, while steps rise to the **sitting room** and a striking galleried landing above.

The **sitting room** is a spacious and characterful retreat, complete with exposed beams, patio doors to the side and a wood-burning stove forming a cosy focal point.



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The accommodation is arranged over multiple levels, offering flexibility and privacy. From the living room, a staircase leads to a generous **double bedroom** with twin windows capturing the stunning views, along with an **en-suite bathroom** fitted with a WC, basin and bath with shower over.

From the kitchen, stairs lead to the first-floor hallway, where you will find a further **double bedroom**, a **single bedroom/study**, and a **family shower room** featuring a walk-in shower, WC and basin. A second staircase continues to the upper floor, opening onto a charming **galleried landing** with seating area, an additional **double bedroom**, and a further **bathroom** fitted with a bath, WC and basin.

Externally, the property is equally impressive. A gravelled driveway provides **ample parking for several vehicles**, and there is a substantial **detached garage** with power, lighting and water supply. External sockets have been installed around the property, and a private area to the side of the garage—previously used for a hot tub—offers further potential for outdoor enjoyment.

The **gardens** wrap around the property and are beautifully established, featuring lawns, flower beds, mature trees and shrubs that enhance both privacy and the overall setting.

Please note: a section of the garden is currently rented from the Local Parish Council at an annual cost of £200. A land plan has been included within the marketing details for reference.

This is a rare opportunity to acquire a truly special home in a breathtaking location—offering character, space and a lifestyle that is both peaceful and inspiring.





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Tilery Cottage is located only a short distance (approx. 4 miles) from the picturesque village of Orton, 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.

- 4 bed detached cottage in the YDNP
- Spacious landscaped garden
- Detached garage and ample off-road parking (gravel driveway)
- Modern open plan kitchen with island
- Bi-fold and French doors for indoor-outdoor living
- Wood burning and multi-fuel stove
- Scenic countryside views
- Patio and outdoor seating areas
- EPC Rating - E
- Tenure - Freehold
- Council Tax Band - B



ACCOMMODATION

Entrance Porch

4' 9" x 4' 6" (1.46m x 1.37m)

Living Room / Dining Area

16' 7" x 13' 9" (5.06m x 4.19m)

Utility Room

7' 9" x 7' 2" (2.37m x 2.19m)

Kitchen

Sitting Room

15' 0" x 18' 4" (4.57m x 5.60m)

Landing

Bedroom 1

14' 7" x 13' 6" (4.45m x 4.11m)

Ensuite to Bedroom 1

8' 6" x 7' 0" (2.59m x 2.14m)

Landing

Bedroom 3

10' 10" x 10' 2" (3.30m x 3.09m)

Bedroom 4 / Study

10' 7" x 6' 7" (3.22m x 2.01m)

Bathroom

6' 11" x 6' 4" (2.10m x 1.94m)

Landing

Bathroom

6' 7" x 6' 3" (2.01m x 1.90m)

Bedroom 2

16' 7" x 10' 2" (5.06m x 3.09m)

EXTERNAL - Garage

16' 7" x 16' 2" (5.06m x 4.93m)

Wraparound gardens with ample parking for a number of vehicles.



ACCOMMODATION

GROUND FLOOR

Entrance Porch

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Living Room / Dining Area

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Utility Room

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Kitchen

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Landing

FIRST FLOOR

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Ensuite to Bedroom 1

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Landing

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Bedroom 4 / Study

10' 7" x 6' 7" (3.22m x 2.01m)

Bathroom

6' 11" x 6' 4" (2.10m x 1.94m)

SECOND FLOOR

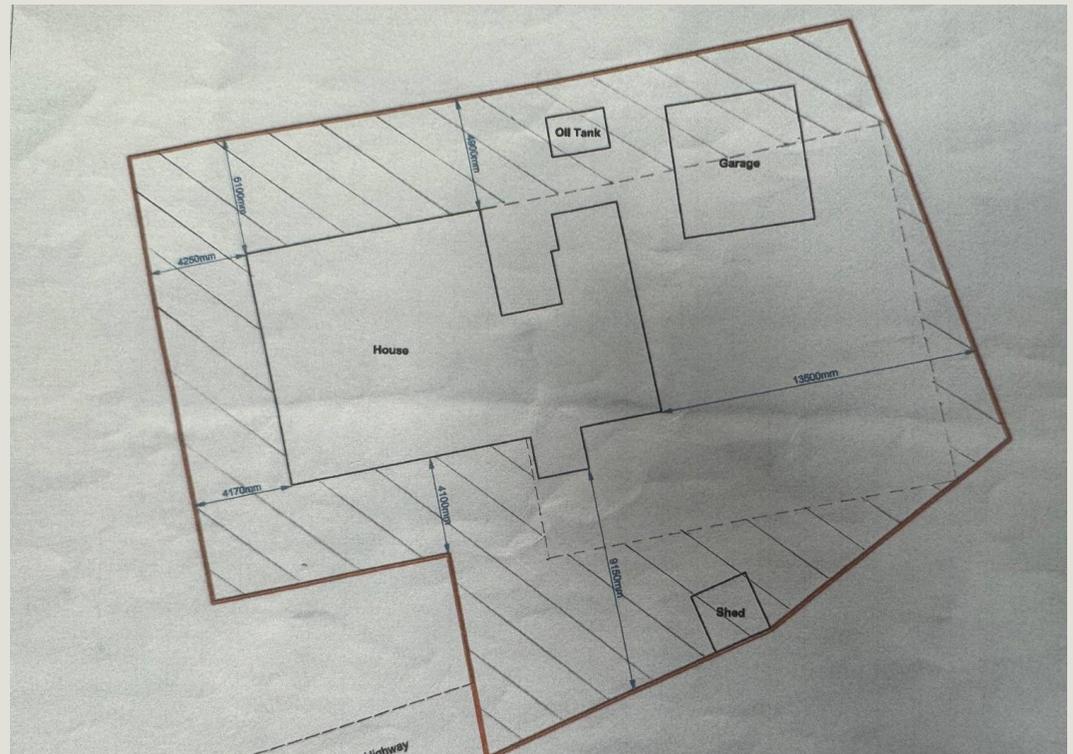
Landing

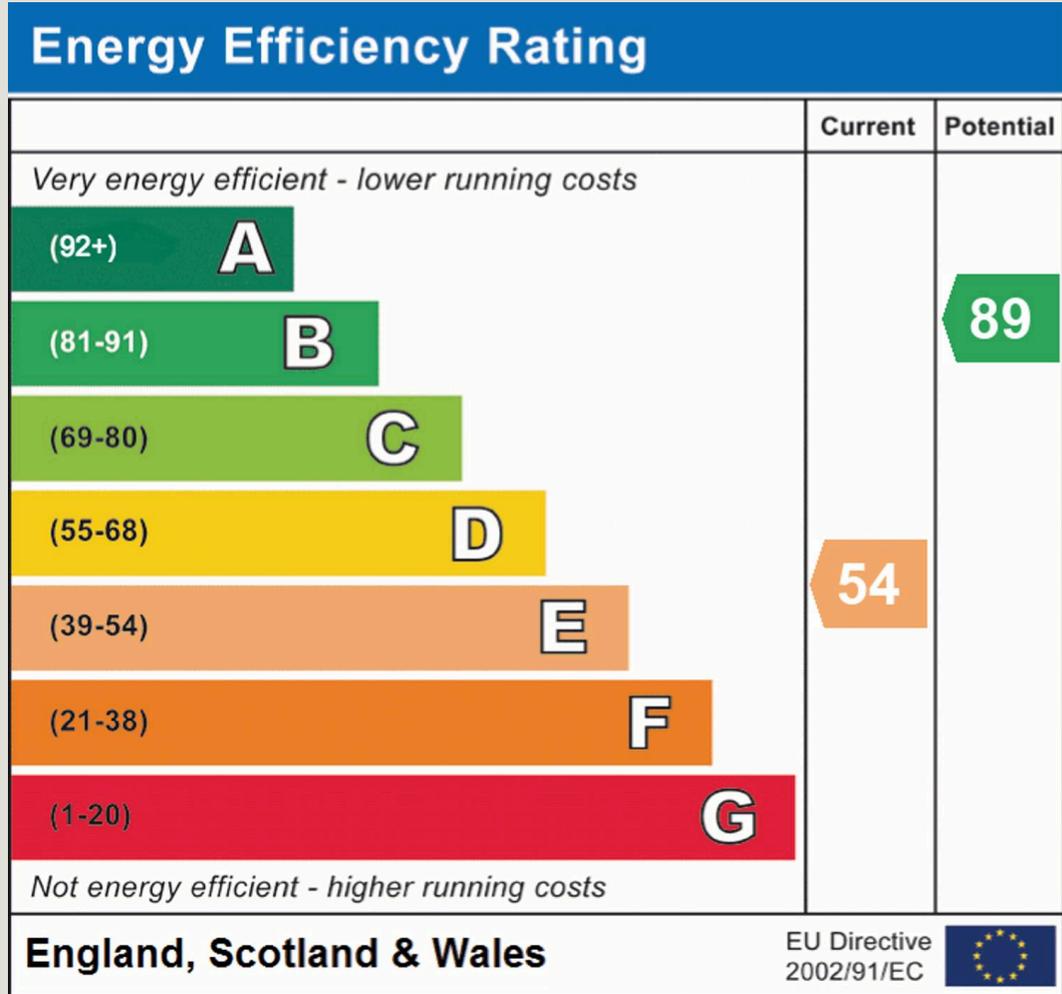
Bathroom

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