



## 4 bed house (unspecified) to buy in CA10

Orton Hall, Orton, Penrith, Cumbria, CA10 3RF

**£500,000** Starting Bid

 x4  x3  x3

Tenure

**Leasehold**

Allocated parking

## Property features

- ✓ Part of historic Grade II Listed Orton Hall
- ✓ 2 Allocated Parking Spaces, Plus Visitor parking available
- ✓ Immaculately presented
- ✓ Four Double bedrooms & Three contemporary bathrooms
- ✓ Incredible Orangery to the rear, enjoying views over the gardens

## Key Information

- ✓ Council Tax: Band D
- ✓ Heating supply: Liquefied petroleum gas
- ✓ Electric supply: National Grid
- ✓ Water supply: Direct mains water
- ✓ Broadband: ADSL copper wire
- ✓ Mobile signal: Good

## Description

Positioned within the beautiful grounds of Orton Hall on the fringes of the picturesque village of Orton within the Yorkshire Dales, this unique 4 bedroom home forms part of a conversion of the historic Grade II Listed hall and offers spacious, tranquil and luxurious living in a wonderful setting. This home is offered with no onward chain and is ready to move into.

Originally two cottages but reconfigured and extended by adding the incredible orangery, this home has generous proportions and high ceilings throughout. Recently upgraded with a sleek KuchenHaus kitchen, with an abundance of storage, island unit and high specification integrated appliances including 3 ovens and a Quooker hot water tap; The kitchen diner and the orangery are truly the heart of the home.

The ground floor is completed by a large entrance hallway, light filled lounge, dining room, utility room and a WC. The first floor landing leads to four double bedrooms, two with ensuite shower rooms; one currently used as an office and a family shower room. There is an abundance on storage space with all bedrooms having fitted wardrobes and a number of storage cupboards throughout the home. All the windows in this impressive home perfectly frame the views over the beautiful, landscaped gardens.

The new owners of this wonderful home have the benefit of the use of the communal spaces within the hall, including a common room and other sociable areas. Richmond also offers a useful cellar area beneath the main hall, as well as an extensive loft space—fully boarded with mains power and well-lit—that spans the entire length and width of the top floor. It's accessed via an integrated lift ladder located in the bedroom currently styled as a study.

Externally, approached by a tree-lined sweeping driveway, past the front of the house, there is private parking for two vehicles close to the house with further visitor parking available. Richmond has its own private patio area, a perfect retreat for enjoying your morning coffee and has the benefit of the use of the communal gardens which extend all around the property, including woodland and a beautiful water feature.

Sitting in the heart of the village, this is a wonderful private home which has many flexible options and would suit a large family, those looking for a base in the Yorkshire Dales National Park or for those looking for an income/holiday let. The flexible options are endless.

Please note the final 4 photographs are of the communal area which is accessible to all residents.

There is no onward chain on this property.

Location - The village has a great community feel with a cafe, chocolate shop, the George Hotel, village school, market hall, church, shop & Post Office, chapel and a popular monthly Farmers Market. There are great transport links, the M6 being only a few miles away and being equidistant to Penrith and Kendal. Appleby & Shap are also only a short drive away. Country walks including Orton Scar are on the doorstep making this ideal for those who love the open countryside.

Services - Mains Electricity - The electricity mains feeds into Orton Hall. Each property has their own individual meter, so charges are subsequently apportioned accordingly.

Mains Water - Mains water feeds into Orton Hall each property has their own individual meter, so charges are subsequently apportioned accordingly

Mains Drainage

LPG Gas Central Heating with underfloor heating in the Orangery and the kitchen

Leasehold Information - The property is leasehold - The lease is for 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. Owners of Richmond pay 16% of overall costs.

The total amount is set collectively by all owners each year, based on the improvements and maintenance they agree are necessary for the hall. This includes routine safety checks—such as emergency lighting, fire systems and other compliance measures—but also reflects any enhancements the group wishes to undertake to preserve or improve the shared spaces.

Importantly, the final figure is not imposed externally but decided by the owners themselves. Richmond's share of the overall cost is 16%, proportionate to its value within the building.

Epc & Council Tax - EPC - N/A Grade II Listed

Council Tax - D

Council Tax Band: D

Tenure: Leasehold

Length of Lease: 972

Annual Service Charge Amount: £5,600.00

Price: Starting Bid £500,000

Property Type: House (unspecified)

Parking: Allocated, Visitor

Construction materials: Stone built

Roofing type: Slate tiles

Risk of floods and or erosion: No

Flooded in last 5 years: No

Flood defences: No

Planning permissions or proposals for development: No

Coalfield or mining area: No

Listed property: Yes

Conservation area: No

Public rights of way: No

Adaptions for accessibility: No

Restrictions: Yes

Heating: Liquefied petroleum gas

Electric: National Grid

Water: Direct mains water

Water meter: Yes

Sewerage: Standard UK domestic

Air conditioning: No

Broadband: ADSL copper wire

Mobile signal coverage: Good

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