

Cumbrian Properties

Howgill Lodge, Orton



Price Region £375,000

EPC-

Detached property | Rural village location
2 receptions | 4 bedrooms | Stunning views
Outbuilding/workshop | Landscaped gardens

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2/ HOWGILL LODGE, ORTON, PENRITH

This four bedroom detached property is well presented throughout and situated in the rural setting of Orton. The accommodation briefly comprises of entrance hall, dining lounge, kitchen, four piece family bathroom and three bedrooms – two of which are doubles and have fitted wardrobes and access to conservatory from bedroom 1. To the first floor is a further bedroom which is currently utilised as an office. Externally there is a well maintained landscaped garden incorporating block paving, vegetable patch, lawned area, floral borders, bushes, trees and shrubs along with a good size timber shed and additional outbuilding/workshop with utility section. Gated driveway to the front providing ample off road parking, garage and garden. The property benefits from a rural village setting and is only a short drive from the M6 motorway.

The double glazed and central heated accommodation with approximate measurements briefly comprises:

ENTRANCE HALL (15'5 x 9'3) Radiator and doors to bedrooms, family bathroom and dining lounge.

DINING LOUNGE (25'6 x 21') Double glazed window to the front, gas fire, two radiators, coving and double glazed window to the side. Staircase to the first floor and door to the kitchen.



DINING LOUNGE

3/ HOWGILL LODGE, ORTON, PENRITH

KITCHEN (13'4 x 12') Fitted kitchen incorporating a 1.5 bowl sink unit with drainer and mixer tap, free standing electric oven with four burner hob and overhead extractor, tiled splashbacks and plumbing for washing machine. Radiator, tile effect vinyl flooring, UPVC double glazed door to the side leading to the rear garden.



KITCHEN

BEDROOM 1 (12'4 x 11'7) Double glazed window to the front, radiator and fitted wardrobes, bedside table and cupboards. Door to conservatory.



BEDROOM 1

CONSERVATORY (26'9 x 9'3) UPVC double glazed French doors to the side and tiled flooring.



CONSERVATORY

5/ HOWGILL LODGE, ORTON, PENRITH

BEDROOM 2 (13'7 x 10'4) Double glazed window to the rear and radiator.



BEDROOM 2

BEDROOM 3 (10'5 x 7') Double glazed window to the rear, radiator and access to a carpeted loft via a pull down ladder.



BEDROOM 3

FAMILY BATHROOM (10'4 x 6'7) WC, wash hand basin, tiled splashback, panelled bath with shower attachment, walk-in shower unit, tiled flooring, vertical radiator and heated towel rail.



FAMILY BATHROOM

6/ HOWGILL LODGE, ORTON, PENRITH

FIRST FLOOR LANDING Door to attic storage area and door to bedroom 4.

BEDROOM 4 (14' x 11'7) Double glazed window to the side and radiator.



BEDROOM 4

OUTSIDE The property is approached over a gated tarmacadam driveway with parking for multiple vehicles, along with a mature garden housing bushes, trees, shrubs, laid shillies and garage with light and power. Drainage to a septic tank accessible from the front garden. To the rear of the property is a flagstone patio, lawned area, vegetable patch, floral borders, bushes and shrubs all enclosed with a dry stone wall. From the rear there are views over the neighbouring fields. Outbuilding/workshop (14' x 13'8) timber framed windows to the side and rear elevations, utility area with tiled flooring, light and power. The oil tank and gas bottles are located down one side of the property with a timber shed located on the other side.



REAR GARDEN



VIEW

6/ HOWGILL LODGE, ORTON, PENRITH

TENURE To be confirmed

COUNCIL TAX To be confirmed

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