

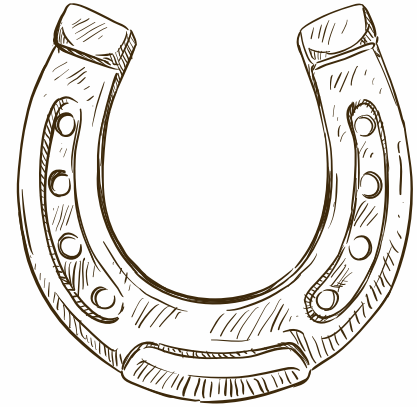


Farrers Barn

ORTON



FARRERS BARN



Approaching Farrers Barn, you're met with a timeless stone facade and grand barn doors that create a warm and inviting atmosphere. A low stone wall gives a protective boundary to the property and adds a charming space where pots of colourful blooms could grow. Inside Farrers Barn, you'll find an abundance of rustic aesthetics and contemporary comforts, including a newly installed shower room. The open-plan layout seamlessly connects the dining, and kitchen areas, providing a welcoming environment for gatherings and relaxation. A useful utility space leads into a downstairs shower room and on the opposite side to the ground floor, there is a downstairs bedroom. The upper floor is accessed via a beautiful wooden staircase which leads to a gallery living room which has some of the most spectacular views! Two further bedrooms lead off from the central lounge and a further shower room can be found on this level. Outside the delightful cottage garden has open aspect views to rolling hills and the living landscape can be enjoyed through characterful wooden framed windows.



Property Type:

Barn Conversion

Square Footage:

926^{sqft}

Council Tax Band

C

EPC Rating

F

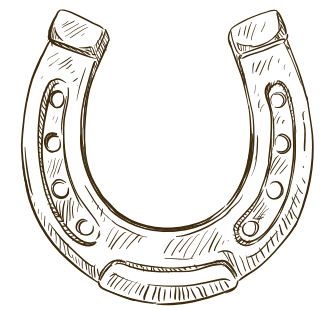
Tenure

Freehold

Take a closer look...



Why Orton?



THE BEAUTIFUL VILLAGE OF ORTON IS A VIBRANT AND GROWING COMMUNITY SITUATED IN THE
YORKSHIRE DALES NATIONAL PARK.

IT HAS A MUCH LOVED VILLAGE PUB, A CAFE, A CHOCOLATE FACTORY WITH CHOP AND CAFE, A WELL
ATTENDED CHURCH AND A WELL REGARDING PRIMARY SCHOOL.

THERE IS A LOCAL FARMERS MARKET AND IS KNOWN FOR IT'S LOCAL PRODUCE AND GREAT BANTER!
THE VILLAGE IS LOCATED JUST A FEW SHORT MILES FROM THE M6 JUNCT 38 AND IS CONNECTED TO
THE MARKET TOWN OF APPLEBY IN WESTMORLAND BY A DIRECT ROAD WHICH RUNS THROUGH THE
WALKERS PARADISE OF ORTON SCAR.

WITH GREAT TRANSPORT LINKS AND EASY ACCESS TO THE M6 MAKING KENDAL AND THE LAKES JUST
A SHORT DRIVE AWAY.

Orton Village

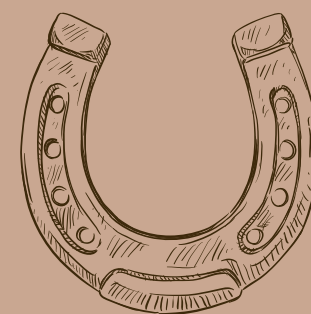




GARDEN



THE OUTSIDE SPACE TO THE REAR IS ENCHANTING AND OFFERS SPECTACULAR VIEWS TO THE FELLS AND THE BEAUTIFUL CHURCH OF ALL SAINTS WITH ITS SMART WHITE RENDER, GLEAMING IN THE SUN. THE GARDEN IS ACCESSED DIRECTLY FROM THE KITCHEN DINER AND HAS A GRAVEL PATHS LEADING TO A SEATING AREA TO THE RIGHT AND A ROCKERY WITH AMPLE PLANTING THAT OFFERS COLOUR ALL YEAR ROUND. THE FRONT OF THE PROPERTY OFFERS A LOW WALL WHERE 'PLUM' STONE CHIPPINGS FILL THE SPACE. THE CURRENT OWNERS HAVE KEPT THIS AREA LOW MAINTENANCE BUT COULD BE FILLED WITH COLOURFUL SEASONAL BLOOMS TO ENHANCE THE SPACE

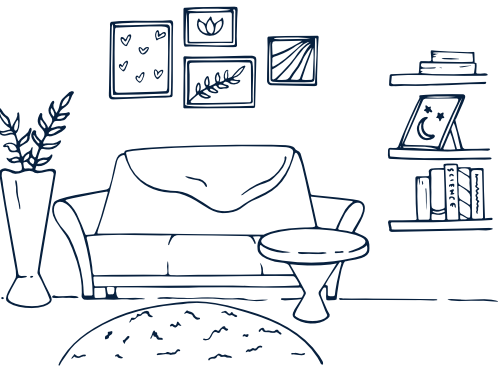


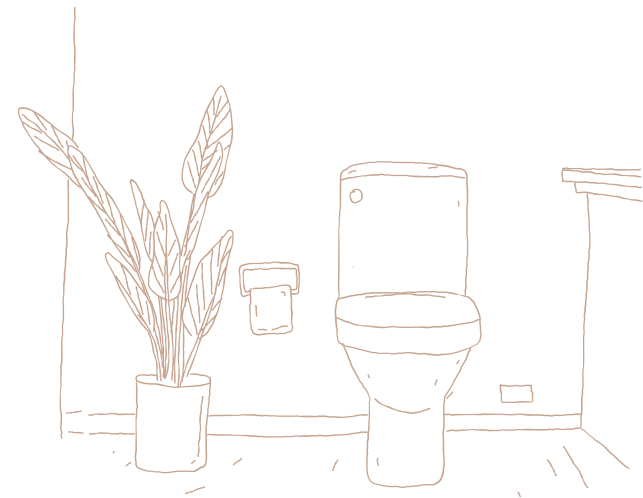
FARRERS BARN
ORTON



Zzz...ooo







WHERE CAN I FIND...



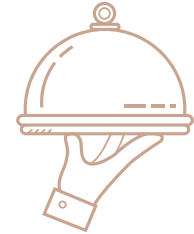
The Closest School?

Orton C of E Primary School is located just 0.4 miles away.



The Local Shop?

Orton Village Stores is 154 ft from your doorstep. Great for those essentials!



A Delicious Meal?

The Orton Scar Cafe and it's quaint menu awaits you, only 0.1 miles away.



Somewhere Nice to Walk the Dog?

The Great Asby Scar National Park is just a short 7 minute drive from your home 3.0 miles away.



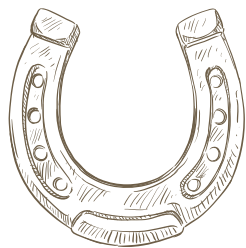
A Refreshing Pint?

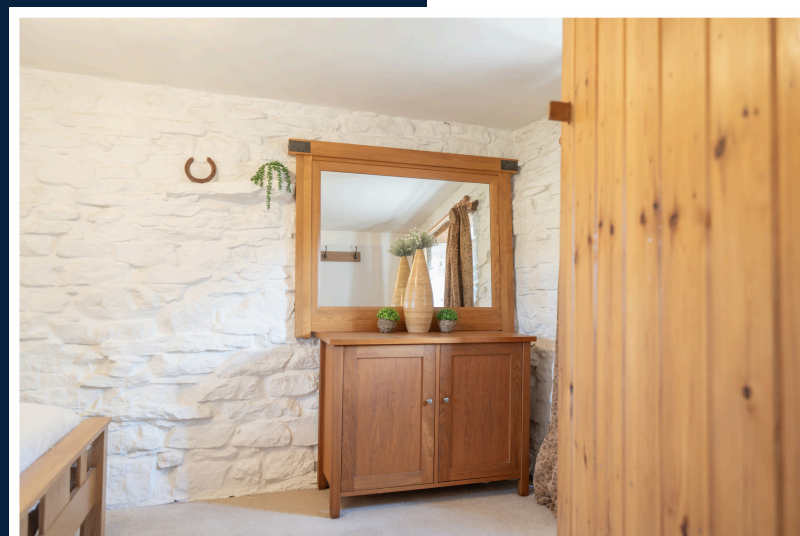
The George Hotel is just 0.1 miles round the corner, you could be back home in just 5 minutes!

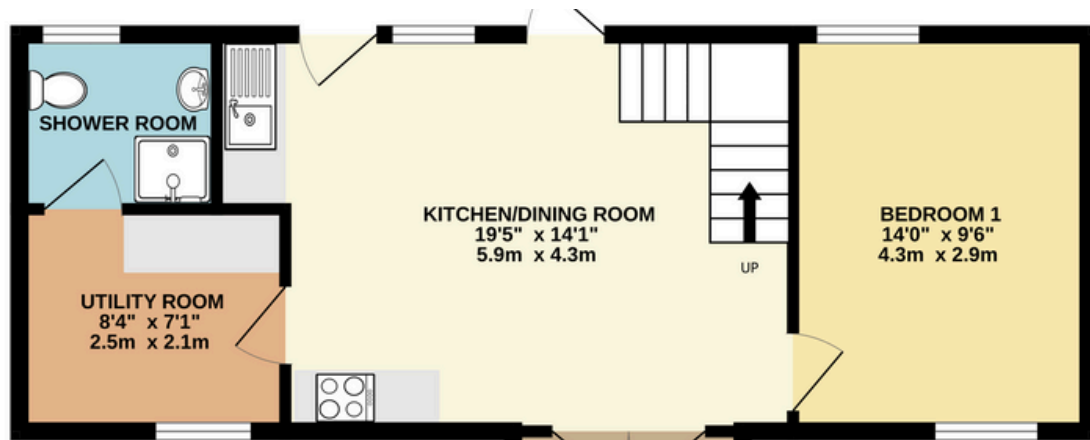


Your Local Property Experts?

Our lovely Eden Valley Representative Katrina is Available via Email or phone 7 Days!

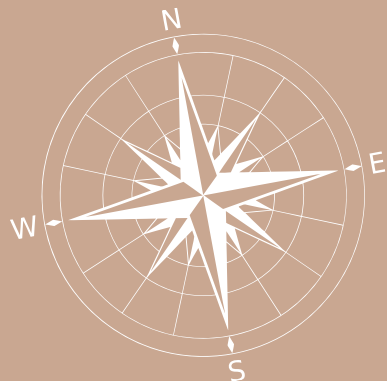
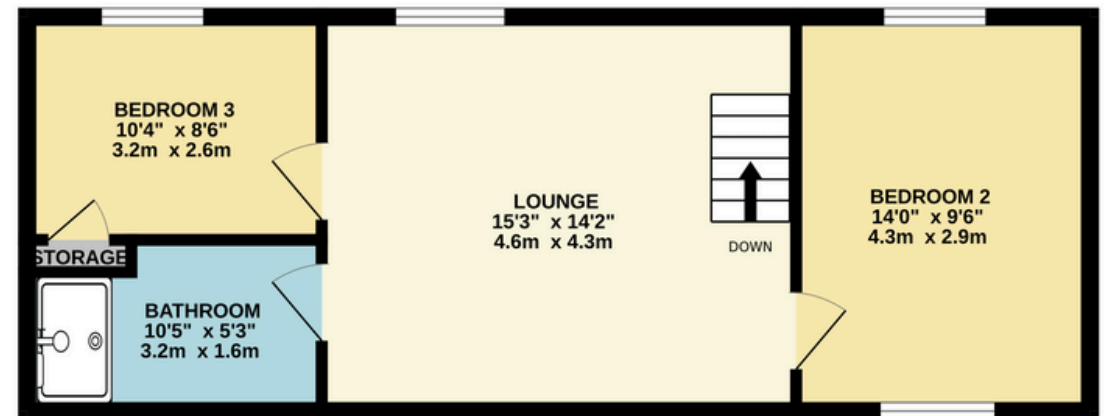






GROUND FLOOR

FIRST FLOOR



Total Floor Area: 926 sq.ft (86 sq.m) approx.

Whilst every attempt has been made to ensure the accuracy of this floorplan, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.





Farrers Barn, Orton, Penrith CA10 3RY

 ///pinks.lung.stall



01768 349000 | Katrina@lunevalleyestates.com | www.lunevalleyestates.com