



2 bed house (unspecified) to buy in CA10

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

£175,000 Starting Bid

 x 2  x 2  x 1

Tenure

Leasehold

Allocated parking

Property features

- ✓ Part of historic Grade II Listed Orton Hall
- ✓ Two bedrooms
- ✓ Two bathrooms
- ✓ Benefits from the use of the hall and all associated communal areas and grounds
- ✓ EPC Rating F

Key Information

- ✓ Council Tax: Band C
- ✓ EPC Rating: F
- ✓ Heating supply: Electric
- ✓ Electric supply: National Grid
- ✓ Water supply: Direct mains water
- ✓ Broadband: ADSL copper wire
- ✓ Mobile signal: Good

Arrange a viewing

Abigail Hall
Branch Manager
North West Auction

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- ✓ Flexible viewing slots
- ✓ Accompanied viewings

Description

Set within the historic Orton Hall and its exclusive grounds in the picturesque village of Orton, inside the Yorkshire Dales National Park, this potential-packed home offers a unique blend of heritage ambience and contemporary living.

The property benefits from its own private external entrance, with the additional option of access via the Hall's main entrance, offering flexibility for residents and guests alike.

The property's communal heart is the magnificent main hall, which houses a range of comfortable suites and a snooker table, an inviting open fireplace, and stunning wooden panelling that reflects the building's provenance.

The accommodation is spacious and thoughtfully laid out, with a living, dining and kitchen area on the ground floor designed for modern living and entertaining. On the first floor there are two double bedrooms, one with an en-suite shower room, and a family bathroom serving the household.

Outside, extensive manicured gardens surround the home, featuring seating areas and sun terraces that are ideal for al fresco relaxation or entertaining family and friends.

Further benefits include private parking, cellar storage and secure access to the Hall's grounds, ensuring privacy and convenience.

The location is highly sought after, with a vibrant village core that offers a superb pub, a shop, and a cafe, all within easy strolling distance. Local amenities include a school and a chocolate factory, adding a touch of whimsy to everyday life. Excellent transport links make it easy to reach Appleby, Shap, and the M6 motorway, ensuring seamless connectivity for work or leisure. This property delivers rare character, modern comfort, and an unrivalled sense of place within a celebrated rural setting.

The home welcomes families and guests with adaptable spaces, and the hall's broader environment offers connections within the estate and vibrant community.

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

Heating is provided by night storage units on the ground floor and electric heaters on the first floor

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.

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. Cavalier Cottage's share of the overall cost is 7%, proportionate to its value within the building.

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

Council Tax Band: C

Tenure: Leasehold

Length of Lease: 972

Annual Ground Rent Amount: £1.00

Annual Service Charge Amount: £2,450.00

Price: Starting Bid £175,000

Property Type: House (unspecified)

Parking: Allocated, Communal

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

Required access: Yes

Heating: Electric

Electric: National Grid

Water: Direct mains water

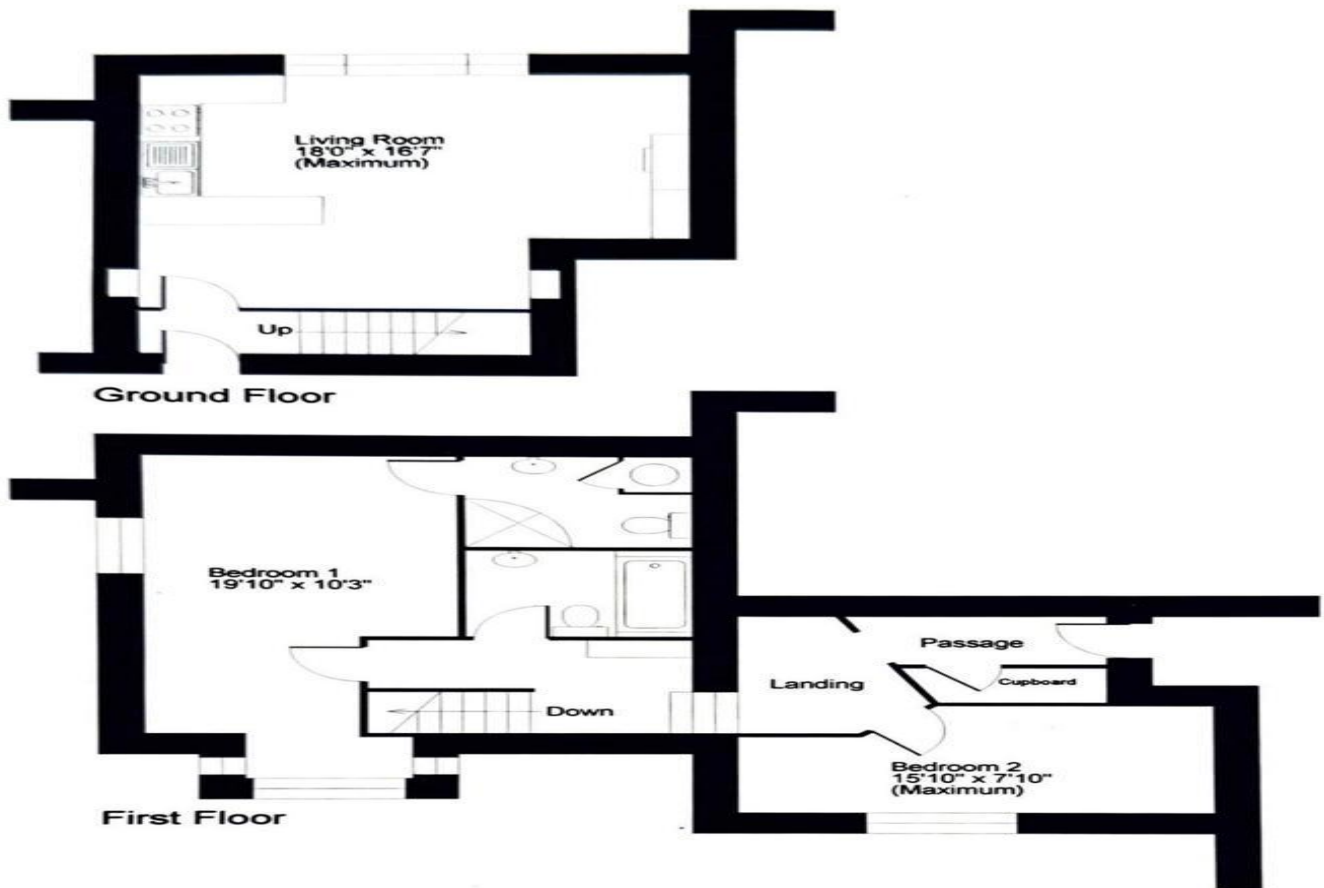
Water meter: Yes

Sewerage: Standard UK domestic

Air conditioning: No

Broadband: ADSL copper wire

Mobile signal coverage: Good



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92-100) A		
(81-91) B		81
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F	37	
(1-20) G		
Not energy efficient - higher running costs		
England, Scotland & Wales		EU Directive 2002/91/EC

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Contact your local branch today for more information on this property:

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