



### 1 bed cottage to buy in CA5

Great Orton, Great Orton, Carlisle, Cumbria, CA5 6NA

**£130,000** Starting Bid

 x1  x1  x1

Tenure

**Freehold**

Off Street parking

### Property features

-  Attached Cottage
-  Limited Lending
-  Kitchen diner
-  Dressing room
-  EPC Rating G

## Key Information

- ✓ Council Tax: Band C
- ✓ EPC Rating: G
- ✓ Heating supply: Electric
- ✓ Electric supply: National Grid
- ✓ Water supply: Direct mains water
- ✓ Broadband: FTTP (fibre to the premises)
- ✓ Mobile signal: Intermittent

## Arrange a viewing

Abigail Hall  
Branch Manager  
North West Auction

0191 7371 168  
northwest@pattinson.co.uk

- ✓ Flexible viewing slots
- ✓ Accompanied viewings

## Description

A stunning attached Cottage, full of exposed stone and beams in the lovely Village of Great Orton, Carlisle. This property is situated between 2 world heritage sites, those being Hadrians Wall and the Lake District National Park.

Welcome to this charming property located in the picturesque village of Great Orton. This delightful Cottage offers a unique living experience with 2 reception rooms, 1 bedroom, and 1 bathroom and a useful room in the roof space.

Situated in a tranquil courtyard setting, this property is packed with character and charm, perfect for those seeking a peaceful retreat. The spacious reception rooms provide ample space for entertaining guests or simply relaxing with loved ones.

The bedroom offers a cosy sanctuary, ideal for unwinding after a long day. The bathroom is well-appointed, providing modern amenities for your comfort.

With parking available for 1 vehicle, convenience is at your doorstep. Whether you're looking for a weekend getaway or a permanent residence, this property offers endless possibilities.

Great Orton Village is lovely, it has a primary school, butchers shop and fabulous pub! Carlisle is only a few short miles away, access is great to both Carlisle and the West coast.

Don't miss the opportunity to make this lovely Cottage your own and experience the beauty of countryside living in Great Orton. Contact us today to arrange a viewing and step into your new idyllic lifestyle.

Entrance - A UPVC glazed door leads into a reception room.

Reception Room One - This a lovely room with exposed stonework, there is a large inglenook fireplace with stone surround and an inset multi fuel stove set on a stone hearth, a split wooden staircase leads up to the first floor, double glazed window to the rear, door leading into reception room two, wooden floor, steps leading to the kitchen/diner.

Kitchen/Diner - With UPVC glazed door leading out to the rear, double glazed window to the front, a wide range of traditional wooden wall and base units with complimentary work surfaces, stainless steel sink with drainer and chrome taps, space for an electric cooker, extractor hood with stainless steel splash back, plumbing for a washing machine, space for a dining table, wooden floor.

Reception Room Two - Another lovely space with UPVC double doors leading out to the front, exposed stonework, UPVC double glazed window to the side and x 2 to the rear, electric heater on the wall, wooden floor.

Dressing Room Area - The wooden staircase leads up to a dressing room area with door leading into the bathroom, and an opening leading into further loft space exposed beams, carpeted floor, exposed stonework, velux roof light.

Loft Space/Bedroom - Under a low beam and through an opening there is further loft space which is currently set up as a bedroom but could also be used as storage, velux roof window, electric wall heater, carpeted floor.

Bedroom - This is a lovely double room with exposed beams, exposed stonework, UPVC double glazed window to the side, electric wall heater, carpeted floor.

Bathroom - This is a light filled room with velux roof window, exposed beams, exposed stonework, pedestal sink with chrome mixer tap over, WC, wall mounted electric heater, double shower cubicle with electric shower, tiled floor.

Externally - There is a parking space to the front, there is a small, fenced garden to the front and a garden to the rear with a seating area and established shrubs and plants.

Epc & Council Tax Band - EPC - G

Council Tax Band - C

Services - Mains water, electricity and drainage, electric central heating.

Council Tax Band: C

Tenure: Freehold

Price: Starting Bid £130,000

Property Type: Cottage

Parking: Off Street

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: No

Conservation area: No

Public rights of way: No

Adaptions for accessibility: No

Restrictions: No

Required access: No

Heating: Electric

Electric: National Grid

Water: Direct mains water

Water meter: Yes


Sewerage: Standard UK domestic

Air conditioning: No

Broadband: FTTP (fibre to the premises)

Mobile signal coverage: Intermittent



Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92-100) <b>A</b>		
(81-91) <b>B</b>		88
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>	12	
<i>Not energy efficient - higher running costs</i>		
<b>England, Scotland &amp; Wales</b>		EU Directive 2002/91/EC 

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

**Keith Pattinson Silverlink, Wallsend, Tyne and Wear, NE28 9NY, Tel: 0191 7371 168, northwest@pattinson.co.uk, www.pattinson.co.uk**

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