



## Cross House Gardens

Great Orton, Carlisle, CA5 6NW

Offers Over £270,000



- Detached Home Offering Generous and Well-Planned Accommodation
- Well Presented Throughout
- Spacious Dining Kitchen with Adjoining Utility Room
- Four-Piece Family Bathroom plus Downstairs WC/Cloakroom
- Off-Street Parking and an Integrated Garage with EV Charger • EPC - C
- Situated in the Desirable Village of Great Orton
- Welcoming Bay-Fronted Living Room
- Three Double Bedrooms with Master En-Suite
- Enclosed Rear Garden with Lawn & Paving

# Cross House Gardens

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Tucked away in the desirable village of Great Orton, this well presented three-bedroom detached home offers an excellent balance of space, comfort, and practicality. Thoughtfully designed with everyday living in mind, the interior feels both bright and inviting. To the front, a bay-fronted living room provides a cosy retreat for relaxing, while to the rear, the spacious dining kitchen forms the heart of the home, featuring integrated appliances, a breakfast bar, patio doors opening directly to the garden, and a generous adjoining utility room for added convenience. Upstairs, three well-proportioned double bedrooms offer plenty of space for family or guests, including a main bedroom with its own en-suite, alongside a modern four-piece family bathroom. Outside, the property enjoys off-street parking and an integrated garage with EV charging facilities, complemented by a private, enclosed rear garden with lawn and paving, ideal for quiet evenings or weekend gatherings. Set within a peaceful village community just a short drive from Carlisle, this is a lovely home that combines comfort, practicality, and an easy-going sense of space.

#### Utilities, Services & Ratings:

Oil-Fired Central Heating and Double Glazing Throughout.

EPC - C and Council Tax Band - D.

Located just five miles west of Carlisle, the picturesque village of Great Orton offers the perfect balance of peaceful countryside living and convenient access to the city. This friendly and well-established community enjoys a range of local amenities including a traditional pub, popular butcher's shop, village hall, primary school with nursery, and the historic St. Giles' Church. Surrounded by beautiful open countryside, residents can explore nearby Watchtree Nature Reserve and Orton Moss, both ideal for walking, cycling, and enjoying local wildlife. Excellent transport connections via the A595, B5307, and nearby M6 motorway make commuting simple, while Carlisle's wide range of shops, restaurants, leisure facilities, and train station are just a short drive away. Great Orton is a wonderful choice for home buyers seeking a friendly village setting with easy access to all that the city and surrounding countryside have to offer.

## GROUND FLOOR:

### HALLWAY

Entrance door from the front, internal door to the living room, underfloor heating and stairs up to the first floor landing.

### LIVING ROOM

Double glazed bay window to the front aspect, fireplace with electric fire, underfloor heating, and an internal door to the dining kitchen.

### DINING KITCHEN

Fitted kitchen comprising base and wall units with worksurfaces and tiled splashbacks above. Integrated electric oven, electric hob, extractor unit, integrated fridge freezer, integrated dishwasher, one and a half bowl stainless steel sink with mixer tap, recessed spotlights, underfloor heating, under-stairs cupboard, internal door to the utility room, double glazed patio doors to the rear garden, two double glazed windows to the rear aspect, and a double glazed window to the side aspect.

### UTILITY ROOM

Fitted base and wall units with worksurfaces and tiled splashbacks above. Space and plumbing for a washing machine, space for a tumble drier, one bowl stainless steel sink with mixer tap, extractor fan, underfloor heating, internal doors to the rear hall and garage, and a double glazed window to the rear aspect.

### REAR HALL

External door to the side elevation and an internal door to the WC/Cloakroom.

### WC/CLOAKROOM

Two piece suite comprising a WC and pedestal wash hand basin. Tiled splashback on the wash basin, extractor fan, and an obscured double glazed window.

## FIRST FLOOR:

### LANDING

Stairs up from the ground floor hallway, internal doors to three bedrooms and family bathroom, loft-access point, and a built-in cupboard.

### MASTER BEDROOM & EN-SUITE

Master Bedroom:

Double glazed window to the front aspect, radiator, and an internal door to the en-suite.

En-Suite:

Three piece suite comprising a WC, vanity unit with wash basin, and a shower enclosure with mains shower unit. Fully-tiled walls, chrome towel radiator, recessed spotlights, extractor fan and an obscured double glazed window.

### BEDROOM TWO

Double glazed window to the front aspect, double glazed Velux window, radiator, and three fitted wardrobes/cupboards with double doors.

### BEDROOM THREE

Double glazed window to the rear aspect, and a radiator.

## FAMILY BATHROOM

Four piece suite comprising a WC, pedestal wash basin, bathtub, and a shower enclosure with mains shower unit. Fully-tiled walls, chrome towel radiator, recessed spotlights, extractor fan and an obscured double glazed window.

## EXTERNAL:

Front Garden & Parking:

To the front of the property is a lawned garden along with driveway which provides off-street parking for two vehicles, with access from here into both the hallway and garage. There are gates and pathways leading along both sides of the property to the rear garden.

Rear Garden:

To the rear is an enclosed garden featuring a lawn and a small paved seating area. A gate in the rear fence provides convenient pedestrian access to the rear lane.

## GARAGE

Electric roller garage door, pedestrian access door from the utility room, EV charging point, freestanding oil boiler, power and lighting.

## WHAT3WORDS:

For the location of this property, please visit the What3Words App and enter - term.zaps.premature

## AML DISCLOSURE:

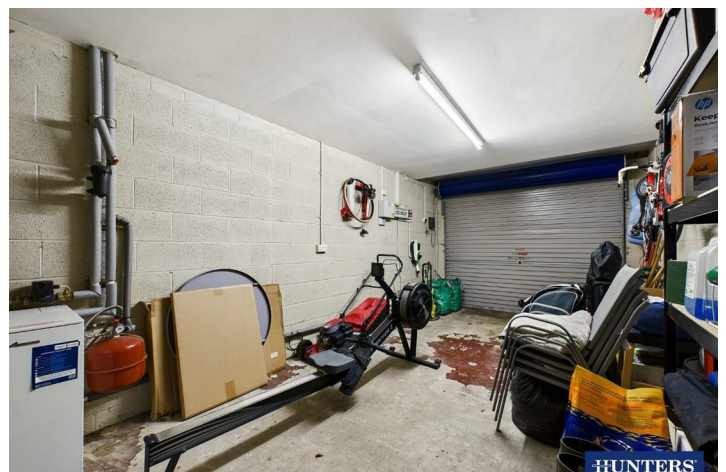
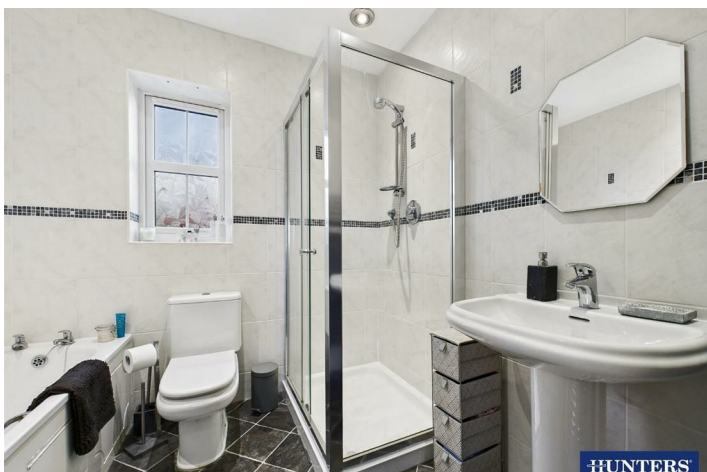
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Floorplan



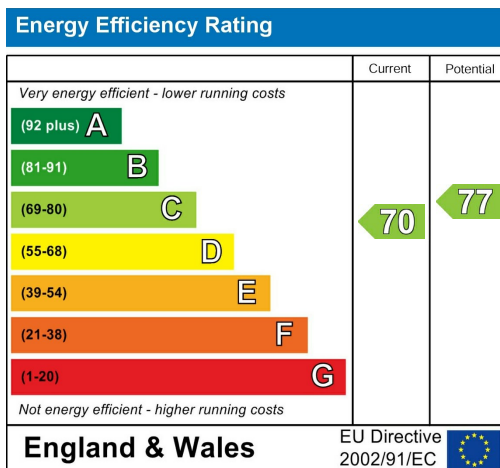








## Energy Efficiency Graph



## Viewing

Please contact our Hunters Carlisle & South West Scotland Office on 01228 584249 if you wish to arrange a viewing appointment for this property or require further information.



Road Map



Hybrid Map





These particulars are intended to give a fair and reliable description of the property but no responsibility for any inaccuracy or error can be accepted and do not constitute an offer or contract. We have not tested any services or appliances (including central heating if fitted) referred to in these particulars and the purchasers are advised to satisfy themselves as to the working order and condition. If a property is unoccupied at any time there may be reconnection charges for any switched off/disconnected or drained services or appliances - All measurements are approximate. THINKING OF SELLING? If you are thinking of selling your home or just curious to discover the value of your property, Hunters would be pleased to provide free, no obligation sales and marketing advice. Even if your home is outside the area covered by our local offices we can arrange a Market Appraisal through our national network of Hunters estate agents.

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