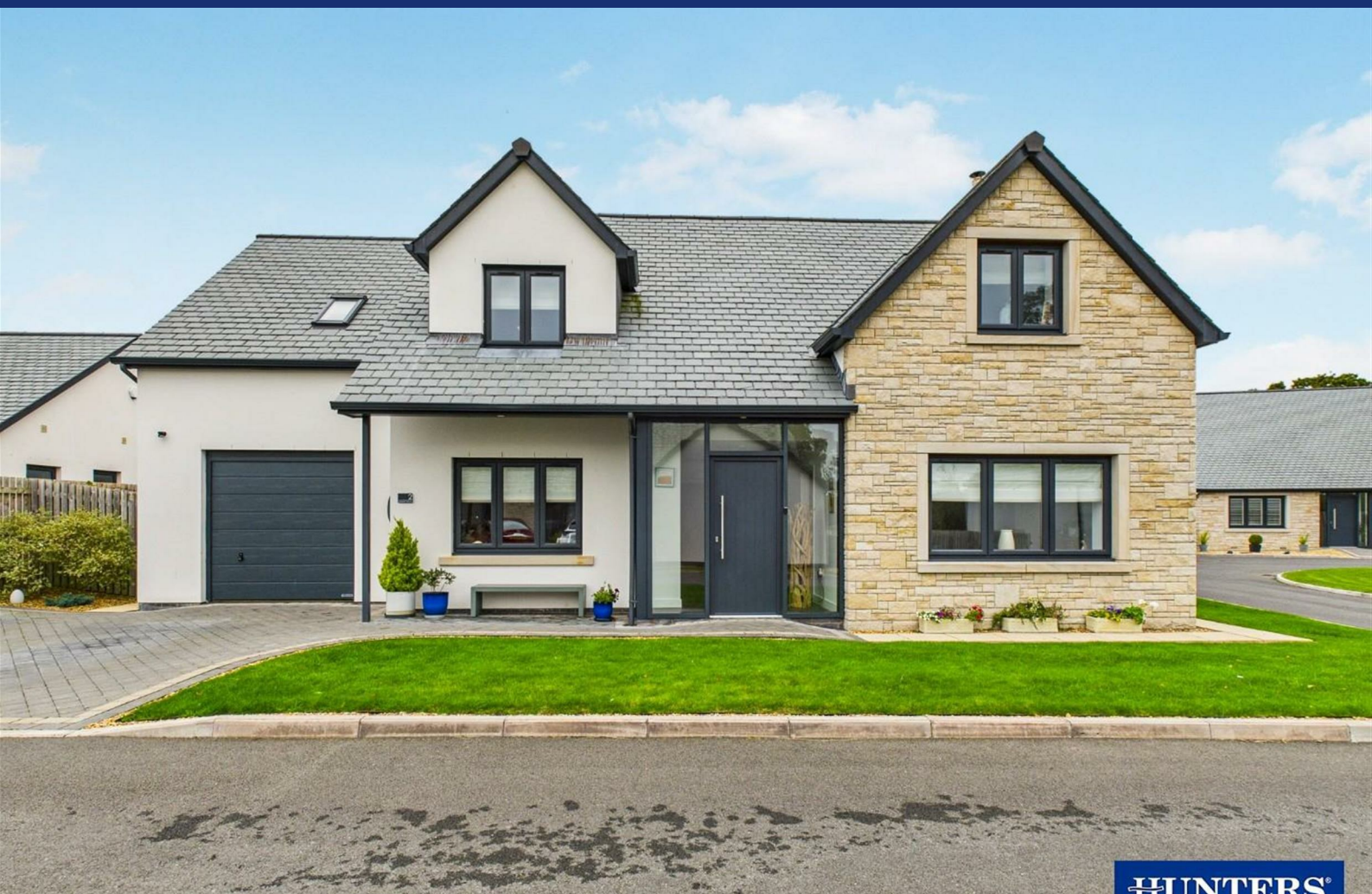




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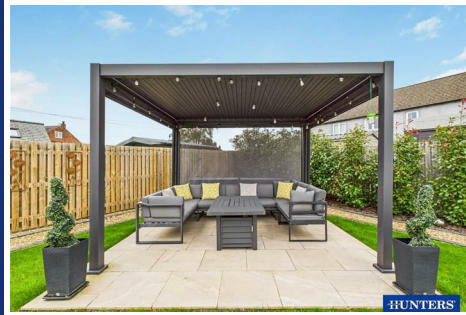
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Great Orton, CA5 6EQ

Guide Price £475,000



- Outstanding, Detached Family Home in a Tranquil Semi-Rural Village Setting
- Stunning Open-Plan Kitchen Dining Room with Garden Access
- Three Generous Double Bedrooms to the First Floor
- Luxurious Family Bathroom, Master En-Suite and Downstairs WC/Cloakroom
- Off-Street Parking & Integral Garage with Electric Door
- High Specification & Exceptional Presentation Throughout
- Spacious Living Room with Wood-Burning Stove
- Versatile Sitting Room or Fourth Bedroom to the Ground Floor
- Beautifully Landscaped Rear Garden with Generous Patio, Lawn & Stylish Pergola
- EPC - B



This outstanding detached family home offers an exceptional standard of living within a tranquil semi-rural village setting, perfectly blending luxury, comfort, and practicality. Finished to an impressive specification throughout, it showcases superior craftsmanship and immaculate presentation. At the heart of the home lies a stunning open-plan kitchen dining room, designed for both everyday family life and entertaining, featuring large sliding patio doors that flood the space with natural light and create a seamless connection between the interior and the beautifully landscaped garden. A spacious living room with a charming wood-burning stove provides a cosy and inviting retreat, while a versatile sitting room or fourth bedroom on the ground floor offers flexibility for guests, home working, or relaxation. Of particular note, throughout the ground floor accommodation is luxurious Amtico flooring along with underfloor heating.

Upstairs, three generous double bedrooms provide a haven of comfort, including a stylish master suite with its own en-suite shower room, complemented by a luxurious family bathroom. A convenient downstairs WC and cloakroom add to the home's practical appeal. Outside, the private rear garden has been thoughtfully landscaped to create an ideal setting for outdoor dining and entertaining, featuring a generous patio, manicured lawn, and elegant pergola. Completing this remarkable home is ample off-street parking and an integral garage with an electric door.

Beautifully appointed and effortlessly stylish, this is a home that delivers the perfect balance of refined living and modern family comfort in a most desirable location.

The accommodation, which has central heating via air-source heat pump and double glazing throughout, briefly comprises a hallway, living room, sitting room/bedroom four, kitchen dining room, utility room and WC/cloakroom to the ground floor with a landing, three bedrooms, master en-suite and family bathroom to the first floor. Externally there is off-street parking to the front, an integral single garage and a landscaped rear garden. EPC - B and Council Tax Band - E.

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 with double glazed side-panel windows, internal doors to the living room, sitting room/bedroom four and the kitchen dining room, built-in cupboard with double doors, stairs to the first floor landing with glass balustrades, and underfloor heating with individual room thermostat.

LIVING ROOM

Double glazed window to the front aspect, inset wood-burning stove and underfloor heating with individual room thermostat.

SITTING ROOM/BEDROOM FOUR

Double glazed window to the front aspect, and underfloor heating with individual room thermostat.

KITCHEN DINING ROOM

Fitted kitchen with central island, comprising a range of base, wall and drawer units with matching Infiniti Stone worksurfaces and upstands above. Integrated eye-level electric double oven with grill, electric hob, extractor unit, integrated fridge freezer, integrated dishwasher, inset one bowl stainless steel sink with mixer tap, under-counter lighting, recessed spotlights, internal door to the utility room, two double glazed sliding patio doors to the rear garden, both with electric motorised blinds, and underfloor heating with individual room thermostat.

UTILITY ROOM

Fitted base and wall units with matching Infiniti Stone worksurfaces and upstands above. Space and plumbing for a washing machine, space for a tumble drier, inset one bowl stainless steel sink with mixer tap, recessed spotlights, extractor fan, underfloor heating with individual room thermostat, internal door to the WC/cloakroom and an external door to the rear garden.

WC/CLOAKROOM

Two piece suite comprising a WC and wall-mounted wash hand basin. Tiled splashbacks, recessed spotlights, extractor fan and underfloor heating.

FIRST FLOOR:

LANDING

Stairs up from the ground floor hallway, internal doors to three bedrooms and family bathroom, fitted storage units, radiator, loft-access point and two double glazed Velux windows.

MASTER BEDROOM & EN-SUITE

Master Bedroom:

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

Master En-Suite:

Three piece suite comprising a WC, wall-mounted wash basin and walk-in shower enclosure benefitting a mains shower with rainfall shower head and wand. Part-tiled walls,

tiled flooring, chrome towel radiator, recessed spotlights, extractor fan and a double glazed Velux window.

BEDROOM TWO

Double glazed window to the front aspect, radiator, and a walk-in wardrobe/cupboard.

BEDROOM THREE

Double glazed window to the rear aspect, radiator, and fitted wardrobes with matching drawers.

FAMILY BATHROOM

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

EXTERNAL:

Front Garden & Driveway:

To the front of the property lies a neat lawned garden alongside a block-paved driveway and pathway. The driveway provides off-street parking for three vehicles, with access to the integral garage and a side gate leading to the rear garden.

Rear Garden:

To the rear is a large, beautifully landscaped garden featuring a generous paved seating area extending the full width of the property, a well-kept lawn bordered by young trees and hedging, gravelled sections, and a stylish tiled seating area with pergola and adjustable shades. The garden also benefits from an external electricity socket and a cold water tap.

GARAGE

Electric sectional garage door, power, lighting and water cylinder internally.

WHAT3WORDS:

For the location of this property, please visit the What3Words App and enter - noodle.seducing.limp

AML DISCLOSURE:

Agents are required by law to conduct Anti-Money Laundering checks on all those buying a property. Hunters charge £30 (including VAT) for an AML check per buyer. This is a non-refundable fee. The charges cover the cost of obtaining relevant data, any manual checks that are required, and ongoing monitoring. This fee is payable in advance prior to the issuing of a memorandum of sale on the property you are seeking to buy.

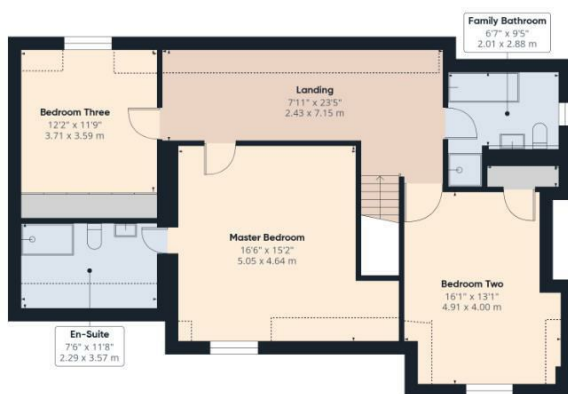
PLEASE NOTE

There is an annual service charge of approximately £500.00 per annum for the upkeep of the development.

Floorplan



Ground Floor



Floor 1

HUNTERS®
HERE TO GET *you* THERE

Approximate total area⁽¹⁾2131 ft²

Reduced headroom

133 ft²

(1) Excluding balconies and terraces

Reduced headroom

Below 5 ft/1.5 m

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

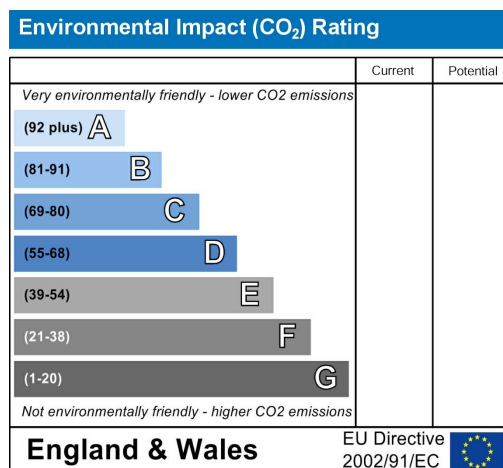
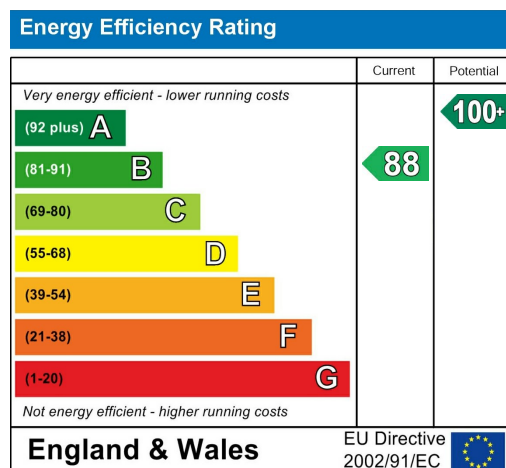
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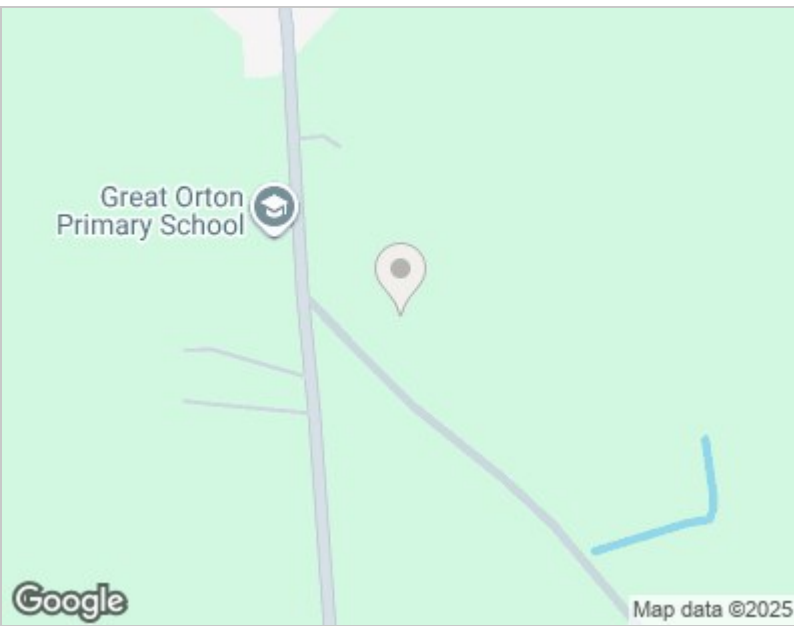
Energy Efficiency Graph



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



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Tel: 01228 584249



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.

56 Warwick Road, Carlisle, Cumbria, CA1 1DR
Tel: 01228 584249 Email: centralhub@hunters.com
<https://www.hunters.com>

