



Orchard Cottage Church Road, Penrith, CA11 0TW

Offers over £675,000





Orchard Cottage Church Road

Penrith, CA11 0TW

- Individual detached bungalow of approx. 298 sq m (3,204 sq ft)
- Large lounge with sandstone fireplace, exposed beam and curved bay window
- Three double bedrooms, including a principal suite with en suite and a large storage room
- First-floor office and large loft room with scope for hobbies, guests or storage
- Ample off-road parking on a gravelled courtyard
- Highly regarded village location on the edge of the Lake District National Park
- Separate reception room and dining room with glazed oak double doors
- Fitted kitchen with granite worktops, plus a utility room
- Attached garage with electric roller door and a stone outbuilding
- Private, walled, well-maintained gardens with sun terraces, patios and a shed

Orchard Cottage is a spacious, individual detached bungalow in the heart of Greystoke. It is set behind a traditional stone boundary wall, with cream-rendered elevations, uPVC double glazing and a tiled roof. It has about 298 sq m (3,204 sq ft) of accommodation, including a first-floor loft room and office. There are three double bedrooms, several reception rooms and an attached garage with a stone outbuilding. The sociable interiors have oak flooring, oak internal doors, exposed beams and fireplaces. A courtyard, parking area and established gardens complete the picture.

Directions

What3words location: [///deliver.sofas.soak](https://www.what3words.com/?q=///deliver.sofas.soak)



GROUND FLOOR

The entrance porch opens to the dining room, which has glazed oak double doors into the reception room. The reception room has a fireplace and a large bay window. A wonderful lounge (4.31m x 8.55m / 14'2" x 28'1") has an exposed beam, sandstone fireplace and a curved bay window, with a staircase rising to the first floor. A rear hall links the main living accommodation to the bedroom wing. The kitchen has cream shaker-style units, granite worktops, an electric cooker and a window overlooking the courtyard. Beyond it, a utility room has base and wall units, a large sink and space for appliances, with a quarry-tiled floor. There are three bedrooms. The principal bedroom (6.76m x 3.71m) has fitted wardrobes and an en suite shower room, and a large storage room adjoins it. Bedrooms 2 and 3 are both doubles. Bathroom facilities include a main bathroom, an en suite, and a further WC/shower room off the hall.

Lounge	28'0" x 14'1" (8.55 x 4.31)
Dining Room	10'9" x 12'4" (3.29 x 3.76)
Reception Room	14'7" x 14'5" (4.47 x 4.40)
Internal Hallway	



Kitchen	12'0" x 8'9" (3.66 x 2.68)
Porch/Office	
Shower Room	
Bedroom Three	10'8" x 11'7" (3.27 x 3.55)
Bedroom Two	13'8" x 11'11" (4.19 x 3.64)
Bathroom	7'7" x 7'3" (2.32 x 2.21)
Rear Hallway	
Principal Bedroom	22'2" x 12'2" (6.76 x 3.71)
En-Suite Shower Room	7'6" x 6'5" (2.31 x 1.96)
Utility Room	12'6" x 7'3" (3.83 x 2.21)

FIRST FLOOR

Stairs from the lounge lead to a landing, an office (5.62m x 2.94m) and a large loft room (9.23m x 5.09m) with restricted head height in places. The space is useful for hobbies, storage or guests, subject to its suitability.

Office	18'5" x 9'7" (5.62 x 2.94)
Landing/Recreation Room	
Loft	30'3" x 16'8" (9.23 x 5.09)
Garage	15'11" x 14'6" (4.87 x 4.42)
Storage Room	12'5" x 10'2" (3.80 x 3.11)

Outside

At the front, a gravelled garden with mixed borders, clipped box hedging, specimen trees and a stone feature sits behind the stone wall. A gravelled courtyard to the side offers ample off-road parking and a flagged patio with a bench. It leads to the garage (4.87m x 4.42m) with its electric roller door, and to a stone outbuilding. At the rear there is a walled, flagged sun terrace with a stone alcove feature and a chiminea. A cobbled patio has a timber shed and a pergola, plus an arched carport/passage.



Location

Greystoke is a sought-after village. It sits on the north-eastern edge of the Lake District National Park, a short distance from Ullswater. The village has a school, a church, a shop and post office and a pub. Penrith is about 4.7 miles away, with the same distance to M6 Junction 40. The town offers shops, supermarkets, schools and rail links on the West Coast Main Line. Church Road is in the centre of the village, with St Andrew's Church nearby.

Services

Mains electricity, water and drainage. Heating via electric storage heaters and hot water via immersion.

Council tax band: D (Westmorland and Furness Council)

EPC rating: D

Please Note

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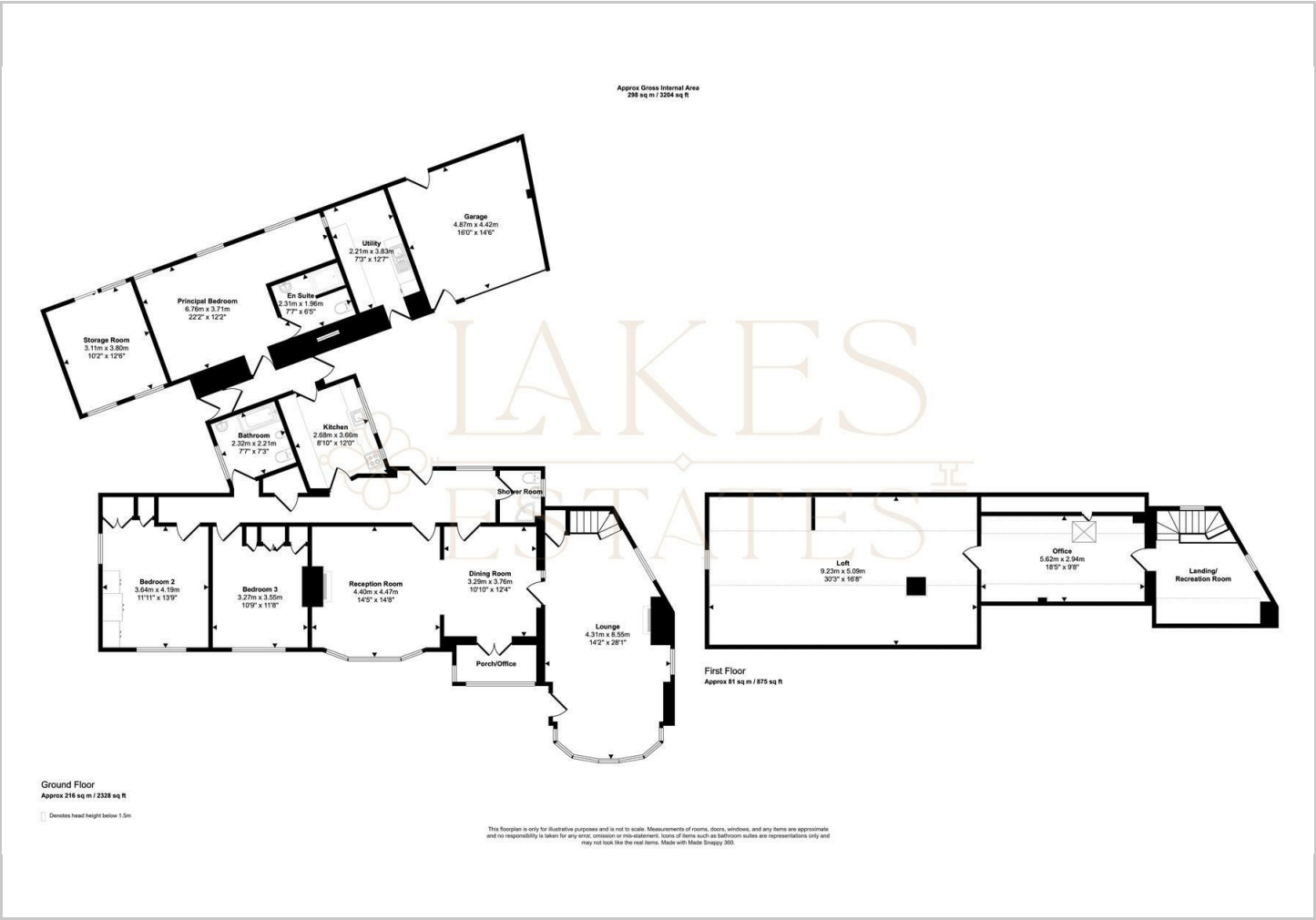
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These fees are non-refundable, and the purchase cannot proceed until checks are complete.

Floor Plans



Viewing

Please contact our Lakes Estates Office on 01768 639300 if you wish to arrange a viewing appointment for this property or require further information.

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Location Map



Energy Performance Graph

