



# Orchard House | Ormside



## ORCHARD HOUSE

Tucked away towards the end of a quiet, unspoilt lane within this charming Eden village, we can find Orchard House, a truly exceptional home, combining craftsmanship, space and setting in equal measure. Built in 2012 by award-winning local builder Ken Yates, as a forever home, the property has been thoughtfully completed and significantly enhanced by the current owners, resulting in a residence that feels both established and deeply welcoming.

From the moment of arrival, the attention to detail is clear. A gently curving dry stone wall leads you onto a sweeping driveway where gravel crunches underfoot, framed by a traditional timber gate and a characterful Victorian-style lamp post. The house itself presents beautifully, its stonework sourced from Alston Quarry and topped with a slate roof, giving it the appearance of a far older, barn-style conversion.



Take a closer look...

Property Type:

*Detached*

Square Footage:

*4144 sqft*

Council Tax Band

*E*

EPC Rating

*TBC*

Tenure

*Freehold*



Relax<sup>000</sup>

Recharge<sup>000</sup>

Reconnect<sup>000</sup>





*Cook* 000

*Create* 000

*Connect* 000



Sleep<sup>000</sup>

Soothe<sup>000</sup>

Sanctuary<sup>000</sup>







Refresh 000  
Relax 000  
Rejuvenate 000







*The Annexe*



# Why Ormside?

THE VILLAGE OFFERS A STRONG SENSE OF COMMUNITY, WITH A LICENSED VILLAGE HALL, CHURCH. NEIGHBOURING ORMSIDE HALL HAS RECENTLY TAKEN TO BREWING CASK ALE TO MARRY ALONGSIDE THE AWARD WINNING SWALEDALE GIN. TASTING SESSIONS ARE REGULARLY AVAILABLE! THERE ARE BEAUTIFUL WALKS IN EVERY DIRECTION, INCLUDING LADY ANNE'S WAY AND SCENIC RIVERSIDE ROUTES TOWARDS APPLEBY-IN-WESTMORLAND. SEASONAL HIGHLIGHTS SUCH AS BLUEBELLS AND WILD GARLIC ENHANCE THE LANDSCAPE, WHILE THE NEARBY SETTLE TO CARLISLE RAILWAY PROVIDES A CHARMING BACKDROP, WITH OCCASIONAL STEAM TRAINS PASSING THROUGH THE VALLEY.

ORMSIDE IS JUST A SHORT DRIVE AWAY FROM THE HISTORIC MARKET TOWN OF APPLEBY IN WESTMORLAND WHERE A VARIETY OF SHOPS, CAFES, RESTUARANTS AND BARS, PLUS ESSENTIAL HEALTHCARE AVAILOABLE FROM A SUPERB GP PRACTICE, A PRIVATE AND NHS DENTIST, A WELL STOCKED INDEPENTANT CHEMIST AND AN OPTICIAN PRACTICE. FOR WIDER TRAVEL, THE A66 LIES JUST A FEW MINUTES' DRIVE AWAY, OFFERING A KEY WEST-TO-EAST ARTERIAL ROUTE ACROSS THE COUNTRY, WHILST THE M6 MOTORWAY CAN BE REACHED IN APPROXIMATELY 15 MINUTES. ORMSIDE ITSELF SITS WITHIN WHAT IS OFTEN DESCRIBED AS THE 'GOLDILOCKS ZONE' OF THE EDEN VALLEY. THE VILLAGE OF DUFTON, A GATEWAY TO THE PENNINE WAY, IS ONLY A SHORT DRIVE AWAY. THE YORKSHIRE DALES NATIONAL PARK MEETS CUMBRIA AT GREAT ASBY, JUST SEVEN MINUTES FROM THE PROPERTY, AND THE SHORES OF ULLSWATER CAN BE REACHED IN AROUND 30 MINUTES, PLACING SOME OF THE REGION'S MOST CELEBRATED LANDSCAPES WITHIN EASY REACH.

# YOUR GUIDE TO LOCAL AMENITIES

## A Delicious Meal?

Appleby has a variety of cafes and restaurants. Try the Butchers Arms in Crosby Ravensworth, just a 15 minute drive away

## The Closest Shops

The market town of Appleby in Wesymorland is just a short drive away and offers a variety of shops for those everyday essentials

## Somewhere Nice to Walk the Dog?

You can access many scenic walks right from your door step, including the Lady Anne's Way

## The Closest School?

Appleby Primary School and Appleby Grammar School is a short drive away

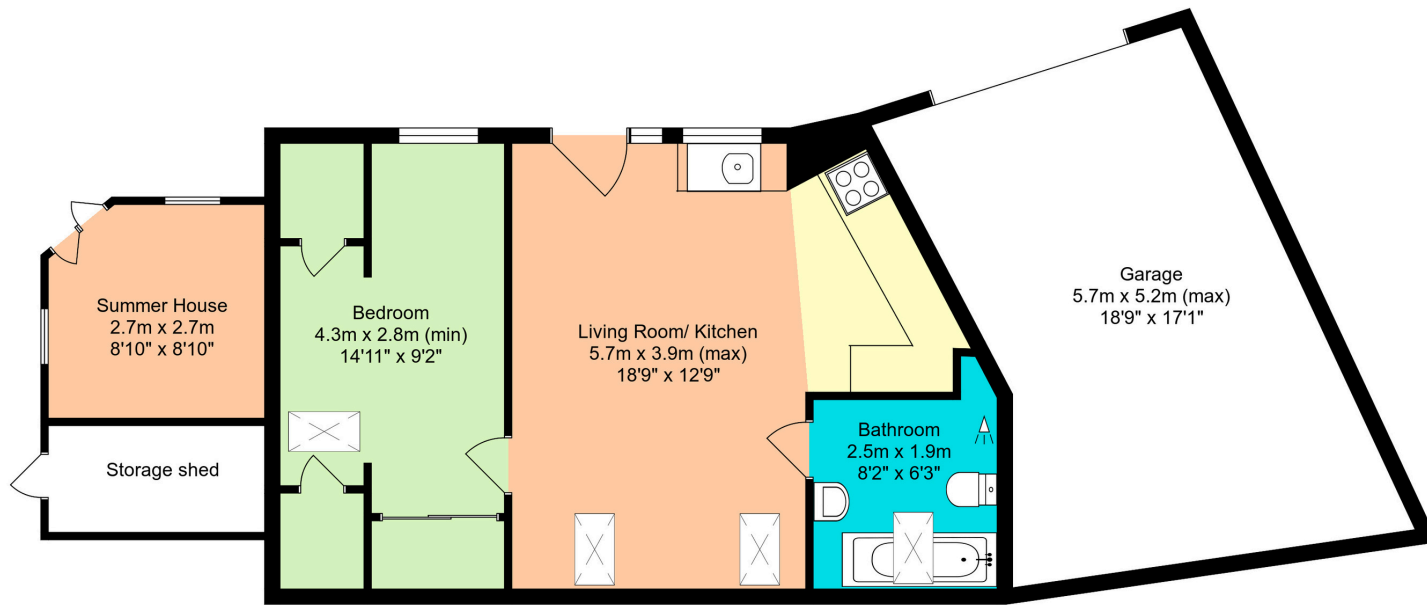
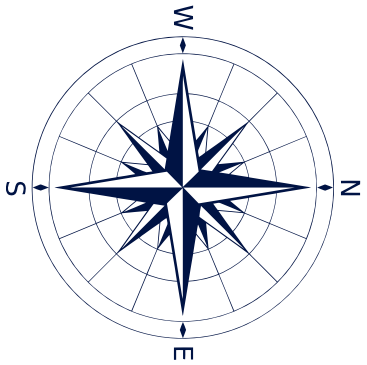
## A Refreshing Pint?

Ormside Hall opens its doors once a month for tasting sessions of its famous gin and cask ale!



# Annexe Floor Area: 511 sq.ft (47.5 sq.m) approx.

Whilst every attempt has been made to ensure the accuracy of this floorplan, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

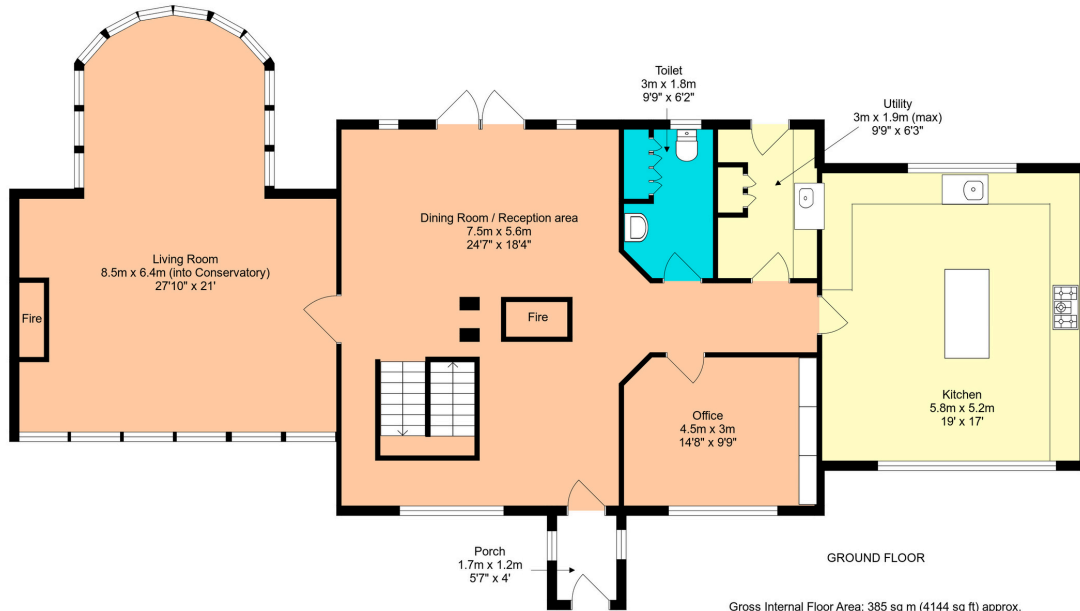


ANNEX AND SUMMER HOUSE



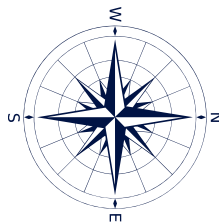
# Total Floor Area including Annexe: 4144 sq.ft (385 sq.m) Approx

Whilst every attempt has been made to ensure the accuracy of this floorplan, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

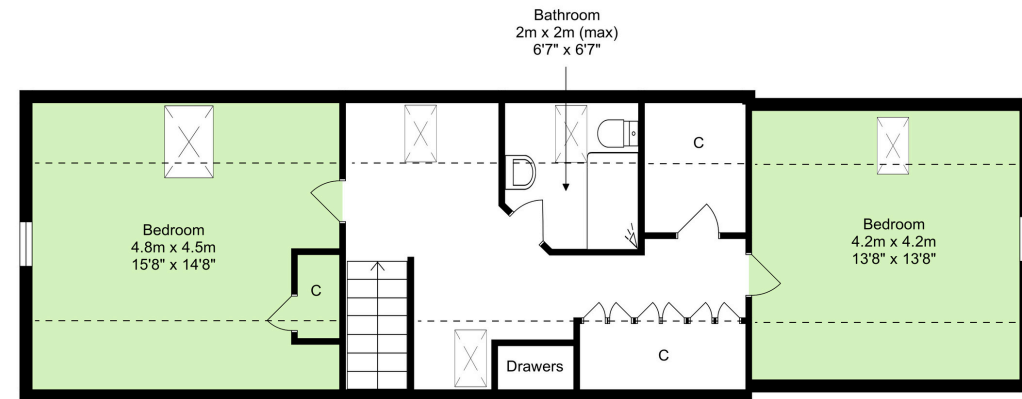
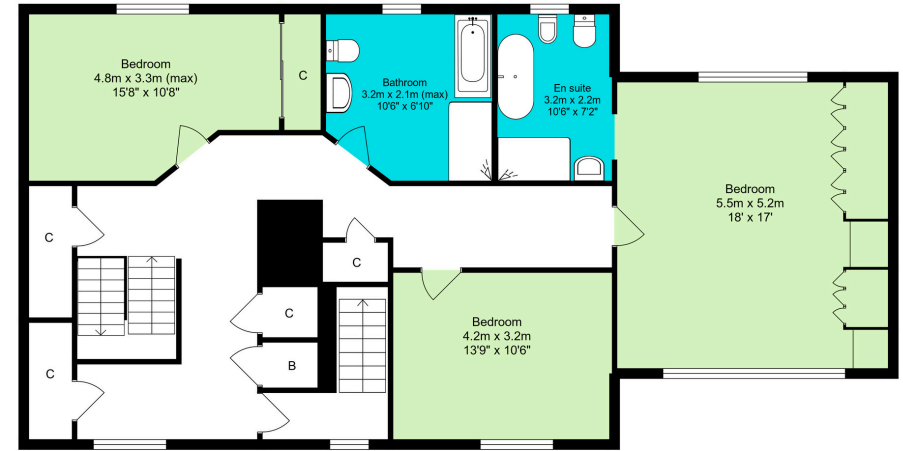


Gross Internal Floor Area: 385 sq m (4144 sq ft) approx.  
 Ground Floor: 148.6 sq m (1599 sq ft) approx.  
 First Floor: 120.4 sq m (1296 sq ft) approx.  
 Second Floor: 68.6 sq m (738 sq ft) approx.  
 Annexe: 47.5 sq m (511 sq ft) approx.

Note: Excludes garage, Summer House and Storage Shed.



**NICHOLSON & WOOLF**



Contact our amazing team to arrange any viewings or market appraisals  
 Available 7 days a week and outside of business hours  
**Contact directly on 01768 204563 or 07951 748560**