



**Hayward
Tod**

3 Bedroom House | Lyvennet House | Maulds Meaburn | CA10 3HN

£475,000





A beautifully situated home enjoying open views across the centre of the village. Generous rear garden, balcony and large detached insulated garden room with electric. Upside down living. Attached garage store.

entrance hall | en-suite main bedroom | two further double bedrooms | family bathroom | utility | study with mezzanine storage | dining kitchen | living room | W.C. | balcony | detached two room garden building | garage/store | driveway parking | large rear garden | double glazing | oil fired central heating (tank and boiler both replaced in the last couple of years) | mains water, drainage and electricity | EPC E | council tax band E | freehold

WHY MAULDS MEABURN?

Maulds Meaburn is a peaceful village set in the scenic Lyvennet Valley, lying within the Yorkshire Dales National Park and within easy reach of the Lake District. Just 6 miles from Appleby and around 13 miles from Penrith, it offers excellent transport links with the M6 motorway accessible at Junction 38 or 39 within 15 minutes drive, enabling convenient north-south travel. Local amenities include a primary school in nearby Crosby Ravensworth, a village hall, and the community-owned Butchers Arms pub. The area is surrounded by beautiful countryside, ideal for walking and cycling, with two National Parks on the doorstep offering outstanding opportunities for outdoor recreation.



ACCOMMODATION

Arranged in an upside down layout to maximise the wonderful views across the village the property has three double bedrooms on the ground floor, with the largest benefitting from a modern en-suite shower room. There is also a family bathroom on the ground floor with a shower over the bath. A fourth room on the ground floor, currently utilised as a study has a useful mezzanine storage level. A utility room houses the boiler and also provides access to

the rear of the property. At first floor level there is a spacious living room across the front of the property with a multi-fuel stove. Three sliding sash windows flood the room with natural light and enjoy the elevated view across the river and village green. Double doors lead from the living room to an equally generously proportioned kitchen diner. Glazed doors lead from here to a small balcony and steps down to the garden. There is also a W.C. on the first floor. The garden is of particular interest, rising gently away from the back of the property flanked by mature trees and plants, there is scope for a green fingered resident to enjoy or to keep its current low maintenance state. For those looking to work from home or house additional guests there is a large detached garden building, which is fully insulated and benefits from electricity and under floor heating and Wi-fi. Currently split in to two rooms it would make a great outdoor entertaining space, home office or guest accommodation. There is also a small garage/store attached to the side of the property and driveway parking via shared gated access with the neighbour.



Lyvennet House



Approximate Gross Internal Area = 136.9 sq m / 1473 sq ft
 Mezzanine = 4.5 sq m / 48 sq ft
 Store = 6.2 sq m / 67 sq ft
 Total = 147.6 sq m / 1588 sq ft

Illustration for identification purposes only, measurements are approximate, not to scale. floorplansUsketch.com © (ID810545)

Contact

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Agents note

Whilst every care has been taken to prepare these sales particulars, they are for guidance purposes only. All measurements are

approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers are advised to recheck the measurements.