



Maulds Meaburn

£550,000

1 & 2 , Valley View Barns, Maulds Meaburn, Penrith, Cumbria, CA10 3HU

Welcome to a truly enchanting converted stone-built barn that promises a serene escape amidst the rolling countryside and breathtaking views, with the added benefit of no onward chain. The property is on two Titles, being sold together and currently used as a holiday let and offer a seamless flow through a door into the adjacent property, "1 Peggie's Barn".

Stepping into the impressive hall of "2 Peggie's Barn", you're immediately greeted by the grandeur of wooden stairs and a captivating stone arch that leads you to the upper floor. The open plan kitchen/ diner/ living room comprises of; integrated electric Induction hob, double oven and extractor. Integrated fridge/ freezer and dishwasher. Stainless steel sink with hot and cold taps. Grey coloured worktops with light grey coloured wall and base units. Partial splashback. Laminate flooring throughout. Double glazed window to front aspect with double glazed skylight. The dining area, complete with double glazed window, skylight and double glazed patio doors onto the side aspect, allow for indoor/ outdoor living. Located on the ground floor is Bedroom 3, a double bedroom with fitted wardrobes and En- suite. Double glazed frosted window with carpet flooring. Three piece En- suite with walk-in shower with waterfall feature, WC and basin with mixer taps. Heated towel rail. Part tiled with vinyl flooring. For added convenience, there is a downstairs WC with storage cupboards and utility room providing additional space for laundry and storage with availability for a washing machine.

Quick Overview

Stone-built converted barn
 Open plan kitchen/ diner/ living room
 Currently used as a holiday let
 Idyllic setting
 Stunning views
 Approximately 2 miles from Maulds Meaburn
 No onward chain
 Solar Panels
 Driveway for ample parking
 Standard broadband available



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4



2



E & C



Standard available



Driveway

Property Reference: P0438



Kitchen



Dining Room



Living Room



Bedroom One

Upstairs, the charm continues with 2 beautifully appointed bedrooms, each featuring its own En-suite. Bedroom 1 is a true highlight, boasting high ceiling, fitted wardrobes, four piece En- suite and 5 uniquely positioned windows that frame the picturesque countryside. These small windows, set at different levels, offer a delightful play of light and views, creating a tranquil haven to unwind. Two Velux windows invite more natural light into this beautiful space. Carpet flooring. Bedroom 2 is equally impressive, with its own three piece En- suite and a striking stone wall feature that adds character and warmth. Carpet flooring. Two double glazed Velux windows.

The garden with wooden fence and stone wall boundary. Trees, grassed lawn and driveway for ample parking. The adjacent field hosts the solar panels.

As you enter into "2 Peggie's Barn", the welcoming entrance hall leading you into the utility room, passageway and open-plan kitchen/ diner/ living room with carpeted stairs leading to the upper floor. The fitted kitchen includes, integrated Induction hob, oven and extractor with integrated dishwasher and fridge with freezer compartment. Stainless steel sink with hot and cold taps. Dark grey coloured worktops with white coloured wall and base units. Storage cupboard. Partial splashback with laminate flooring. Double glazed window to rear aspect. The dining/ living space has a double glazed window to rear aspect and to side aspect that provide views of the neighbouring barn, side garden and countryside. The passageway leads to next door, offering potential for expansion or simply a convenient connection to neighbours.

Upstairs, Bedroom 1 is a large double bedroom with fitted wardrobes and four piece En- suite. Double glazed window to side aspect, providing views of the neighbouring barn and countryside. Carpet flooring. Additionally, there is a utility room with availability for a washing machine. The boiler is located here.

Located under 2 miles from the historic and beautifully picturesque village of Maulds Meaburn, this outstanding property enjoys a delightful rural setting and views in the Lyvennet Valley within the Yorkshire Dales National Park approximately 8 miles from the Lake District National Park, 9 miles from Appleby and approximately 13 miles from Penrith.

Accommodation with approx. dimensions

"1 Peggie's Barn"

Hall 15' 2" x 7' 1" (4.62m x 2.16m)

Utility Room 7' 0" x 5' 2" (2.13m x 1.57m)

Kitchen/ Living Room 15' 11" x 11' 7" (4.85m x 3.53m)

Bedroom One 16' 4" x 10' 11" (4.98m x 3.33m)

En- suite

"2 Peggie's Barn"

Entrance Hall 16' 6" x 13' 0" (5.03m x 3.96m)

Kitchen/ diner 20' 4" x 13' 6" (6.2m x 4.11m)

Living Room 14' 5" x 13' 8" (4.39m x 4.17m)

Bedroom One 17' 3" x 10' 7" (5.26m x 3.23m)

En- suite

Bedroom Two 12' 11" x 8' 6" (3.94m x 2.59m)

En- suite

Bedroom Three 13' 0" x 8' 2" (3.96m x 2.49m)

En- suite

Utility Room 9' 3" x 4' 4" (2.82m x 1.32m)

Downstairs WC Cloakroom



Open Plan Kitchen/ Dining/ Living Room



Living Room



Bedroom Two



Bedroom Three



En-suite



Garden

Property Information

Tenure

Freehold

Council Tax Band C. Westmorland & Furness Council. Vendor has submitted an application for business rates

Agents Notes

The property is on 2 Titles and being sold together. Currently used as a holiday let. We have been advised when current owner purchased property Radon gas was detected in the area. We would suggest you carry out your own enquiries. We have been advised Building Control granted permission to create door to connect 2 Valley View to 1 Valley View creating internal passageway.

Right of Way

We have been advised Roans Farm has Right of Way to read electrical meter on 1 Valley View's land and Right of Access to maintain service media.

Planning

We have been advised planning permission has been granted for living room windows to be enlarged. 2024/1521/FPA

Solar Panels

We have been advised these feed to the grid and the current owner earned approximately £3,000 from the end of 2023 & entirety of 2024. The current owner advises that her feed was connected to the neighbouring farmhouse, who have been receiving 1/3 of the energy from solar panels. This is currently with solicitors who aim to have this matter resolved before completion of sale

Services and Utilities

Mains electricity, mains water and electric heating. Septic tank shared between 1 & 2 Valley View Barns and Roans Farm. Located on Roans Farm property.

Energy Performance Certificate (EPC) Rating

The full Energy Performance Certificate is available on our website and also at any of our offices.

Broadband Speed

Standard available

Directions

From Penrith proceed south through Eamont Bridge and take the left turn sign posted to Cliburn. Continue through Cliburn and after approximately 2 miles, turn right and continue through Kings Meaburn. Bear right onto Little beck lane and after approximately 1.5 miles there is a sign on the left for Roans Farm together with two entrances, The first is for Peggie's Barn

What3words Location

///butterfly.epidemics.anchors

Viewings

By appointment with Hackney and Leigh's Penrith office

Price

£550,000

Anti-Money Laundering (AML) Regulations

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Kitchen



Kitchen/ Living Room



Bedroom



Bathroom

Request a Viewing Online or Call 01768 593593

Meet the Team

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Valley View Barns, Penrith, CA10 3HU

Approximate Area = 2222 sq ft / 206.4 sq m

For identification only - Not to scale



 Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © n'checon 2025. Produced for Hackney & Leigh. REF: 1281133

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