



## Maulds Meaburn

£500,000

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
- All contents included in price
- Idyllic setting
- Stunning views
- Approximately 2 miles from Maulds Meaburn
- No onward chain
- Driveway for ample parking
- Standard broadband available

Property Reference: P0438



4



4



2



E & C



Standard  
available



Drive way





Open Plan Kitchen/ Dining/ Living Room



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.

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





Aerial View



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

### Services and Utilities

Mains electricity, mains water and electric heating. Septic tank shared between 1 & 2 Valley View Bams 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

£530,000

### Anti-Money Laundering (AML) Regulations

Please note that when an offer is accepted on a property, we must follow government legislation and carry out identification checks on all buyers under the Anti-Money Laundering Regulations (AML). We use a specialist third-party company to carry out these checks at a charge of £42.67 (inc. VAT) per individual or £36.19 (incl. vat) per individual, if more than one person is involved in the purchase (provided all individuals pay in one transaction). The charge is non-refundable, and you will be unable to proceed with the purchase of the property until these checks have been completed. In the event the property is being purchased in the name of a company, the charge will be £120 (incl. vat).



Kitchen



Kitchen/ Living Room





Bedroom



Bathroom

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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). © n̄checon 2025. Produced for Hackney & Leigh. REF: 1281133

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