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## **Sockenber Farm, Kings Meaburn, Cumbria, CA10 3BT**



- **Traditional Cumbrian Farmstead with Superb Equestrian/Holiday Business Potential**
- **Peaceful Location in the Eden Valley with Breath Taking and Far Reaching Views**
- **Large Kitchen Day Room, Living Room + Utility Room, 4 Bedrooms + House Bathroom to the Main House**
- **Adjoining 3 Bedroom Cottage + 2 Bedroom Converted Granary**
- **Large Stone Barn with Excellent Potential to Convert, Stables + Agricultural Building**
- **Set in Circa 8.5 Acres including Gardens, Courtyard + 6.148 Acres of Paddocks**
- **Tenure - Freehold. Council Tax Bands - D + A. EPC Rates - D, E + C**

**Price £1,200,000**

Occupying a superb raised position, Sockenber Farmstead is a fabulous country home with adjoining cottage and converted Granary set in circa 8.5 acres of garden and pastureland. It is located within the beautiful Eden Valley close to the picturesque village of Kings Meaburn with spectacular views across the surrounding countryside to the Pennines, North Yorkshire and the Lakeland Fells.

Sockenber Farm House has spacious and stylish accommodation throughout comprising; Entrance Hall, Living Room, Kitchen Day Room with floor to ceiling windows & doors to take advantage of the views across the garden and beyond, a Shower Room/Toilet/Utility Room, 4 Bedrooms + a large House Bathroom with separate Shower enclosure. The property also benefits from double glazing + Oil Fired Central Heating.

Sockenber Farm Cottage is a delightful cottage with accommodation comprising; Breakfast Kitchen, Lounge Dining Room, Conservatory, 3 Bedrooms + House Bathroom. The property also benefits from double glazing + LPG Central Heating.

The Granary, currently used as a successful holiday let, has well presented accommodation throughout comprising; Living Room, Dining Kitchen, Shower Room + 2 Bedrooms, both with En-Suite. The property also benefits from double glazing + Oil Fired Central Heating.

Outside there are lovely well maintained gardens, a large Stone Barn with excellent potential to convert into further accommodation, Stabling, Sheds and a Large Agricultural Building. The paddocks total approximately 6.148 acres.

### **Location**

From Penrith, head South on the A6, drive through Eamont Bridge and fork left, signposted to Cliburn, Morland and Bolton. Follow the road for about 5.8 miles and then turn right, signposted to Morland and Kings Meaburn. stay on this road and drive through the village of Kings Meaburn, then turn left into a private road, signposted to Sockenber Park. Drive past the caravan park and up the rise, Sockenber Farm is on the right.

### **Amenities**

Kings Meaburn is ideally positioned to explore the beautiful Eden Valley and both the Westmorland Dales and Lake District National Parks. In the village there is a Pub and a Village Hall.

Appleby approximately 5.5 miles away. is an attractive market town in the upper Eden Valley with a population of approximately 2,500 people and is of historical interest. The town has a range of shops, a Primary and a Secondary School. Leisure facilities include a Swimming Pool, an 18-hole golf course and bowling green.

All mains facilities are in Penrith, 9.5 miles away. Penrith is a popular market town with a population of around 16,000 people and facilities include: infant, junior and secondary schools with a further/higher education facility at Newton Rigg College. There are 5 supermarkets and a good range of locally owned and national high street shops. Leisure facilities include: a leisure centre with; swimming pool, climbing wall, indoor bowling, badminton courts and a fitness centre as well as; golf, rugby and cricket clubs. There is also a 3 screen cinema and Penrith Playhouse. Penrith is known as the Gateway to the North Lakes and is conveniently situated for Ullswater and access to the fells, benefiting from the superb outdoor recreation opportunities.

### **Services**

Mains water and electricity are connected to the property. The drainage is to a private system. Heating is a combination of LPG and fuel oil

### **Tenure**

The property is freehold. Council tax bands are: Sockenber Farm & Granary - D (combined), Sockenber Farm Cottage - A.

## Viewing

STRICTLY BY APPOINTMENT WITH WILKES-GREEN + HILL

## ACCOMMODATION

### Sockenber Farm



### Entrance

Through a broad oak door to the

### Hall 9'6 x 11'10 (2.90m x 3.61m)

Having a stone flagged floor with under floor heating, recessed down lights to the ceiling and a stripped pine panel door to a side hall, A broad opening leads to the



### Dining Room 14'5 x 12'2 (4.39m x 3.71m)

A uPVC double glazed window overlooks the garden and has views across the surrounding countryside to the Lakeland Fells. The floor is tiled with under floor heating and a stripped pine panel door leads to the central hall. There is a broad opening to the Kitchen Day Room.



### **Kitchen Day Room 14'11 x 25'4 (4.55m x 7.72m)**

The kitchen is fitted with a range of dark blue fronted units with a white quartz work surface incorporating a stainless steel double sink with mixer tap and tiled splash back.

There is a large central island with an induction hob having a built in down draft extractor and a pan drawer below. The kitchen is also equipped with 2 electric multi function ovens, an integral; larder fridge, freezer and dishwasher.

There are exposed beams to the ceiling, large double glazed windows to two sides and two pairs of patio doors to the rear overlooking the garden to the surrounding countryside and the Lakeland Fells.

The floor is tiled with underfloor heating and there is a walk in shelved cupboard and a large multi fuel stove situated between the kitchen and dining room.



### **Central Hall**

Having a tiled floor, a radiator in a radiator cover and stairs to the first floor. A double glazed door opens to the garden and a stripped pine panel door leads to the

### **Living Room 14'4 x 14' (4.37m x 4.27m)**

A multi fuel stove is set in a stone surround and hearth. A uPVC double glazed window overlooks the garden and has views across the surrounding countryside to the Lakeland Fells. There are painted beams to the ceiling, oak flooring and a radiator in a radiator cover.



### **Boot Room 8'5 x 10'2 (2.57m x 3.10m)**

Having sandstone flooring with under floor heating, built in shelved cupboards to one wall and access to an under stair store. A solid oak door leads outside and a painted panel door leads to the

### **Shower/Utility Room 8'5 x 6'11 (2.57m x 2.11m)**

Fitted with a toilet, wash basin and a large shower enclosure with marine boarding to two sides and an electric shower.

To one side there is a wood effect work surface with plumbing below for a washing machine and space for a tumble dryer. The Worcester oil fired boiler provides the hot water and central heating. There are recessed downlights to the ceiling, a chrome heated towel rail, extractor fan and a uPVC double glazed window. The floor is tiled



### First Floor - Landing

An arched uPVC double glazed window to the rear provides natural light. There is a polished banister and painted spindles around the stairwell, a double radiator and stripped pine doors off.



### Bedroom One 14'2 x 11'5 (4.32m x 3.48m)

Having a built in wardrobe to one wall with hanging and shelf space. The floorboards are stripped and there is a TV point, double radiator and a uPVC double glazed window, with a rustic lintel above and views across the garden to the surrounding countryside.



**Bedroom Two 14'5 x 10'7 (4.39m x 3.23m)**

Having a uPVC double glazed window with rustic lintel above and views across the garden to the surrounding countryside. There is a double radiator.



**Bedroom Three 9'5 x 11'10 (2.87m x 3.61m)**

Having a uPVC double glazed window to the front, a single radiator in a radiator cover and recessed downlights to the ceiling. There is a ceiling trap giving access to the roof space above and the floorboards are stripped..



**Bedroom Four 10'9 x 7'6 (3.28m x 2.29m)**

Having a uPVC double glazed window with rustic lintel above and views across the garden to the surrounding countryside. There is a double radiator, built in wardrobe and the floorboards are stripped.



### **Bathroom 9'6 x 11'2 (2.90m x 3.40m)**

Fitted with a toilet, wash basin with cabinet below and a central bath in a tiled plinth with centrally mounted taps. There is a shower area, tiled to three sides with a mains shower. To one corner is a built in shelved linen cupboard, the floor is tiled and a uPVC double glazed window faces to the front.



### **Sockenber Farm Cottage**

The entrance is through a uPVC door with side window to the





### **Breakfast Kitchen 9'6 x 22'8 (2.90m x 6.91m)**

Fitted with a range of pale grey units and a flecked white work surface incorporating a stainless steel 1 1/2 bowl single drainer sink with mixer tap. There is space for an LPG range cooker with a stainless steel cooker hood above, space for an American style fridge freezer, plumbing for a dishwasher and plumbing for a washing machine. To one end of the units is a breakfast bar with a carousel cupboard below. There are exposed beams to the ceiling, recessed downlights, a double radiator and the floor is tiled. A built in cupboard houses the Worcestershire LPG condensing combi boiler providing the hot water and central heating. Double glazed windows overlook the garden and a door leads to the



### **Lounge Dining Room 14' x 22' (4.27m x 6.71m)**

A multi fuel stove is set in a simple inglenook with a sandstone hearth and mantel. The floor is sandstone flagged and there are exposed beams to the ceiling. Two double radiators, four wall light points and two uPVC double glazed windows overlooking the garden to the surrounding countryside to the Lakeland Fells. Stairs, with cupboard below lead to the first floor and a uPVC double glazed door opens to the



### **Conservatory 11' x 8'6 (3.35m x 2.59m)**

Being a uPVC double glazed frame on a dwarf wall with a solid roof. The floor is tiled and double doors open to the garden. The conservatory enjoys superb open views.



### **First Floor - Landing**

Having a double glazed window, a double radiator and recessed downlights to the ceiling. Pine plank doors lead off.

### **Bedroom One 14'1 x 9'8 (4.29m x 2.95m)**

A feature cast iron ducks nest fireplace is set in a stone surround and a recessed wardrobe to one wall provides hanging space. There are recessed downlights to the ceiling, a double radiator and a uPVC double glazed window overlooking the garden to the surrounding countryside to the Lakeland Fells.



### **Bedroom Two 10'8 x 10' (3.25m x 3.05m)**

Having recessed downlights to the ceiling, a double radiator and a uPVC double glazed window overlooking the garden to the surrounding countryside to the Lakeland Fells.



### **Bedroom Three 9'5 x 10'5 (2.87m x 3.18m)**

Double glazed windows face to two sides overlooking the courtyard and the surrounding fields. There are recessed downlights to the ceiling and a double radiator.



### **Bathroom 9'6 x 8' (2.90m x 2.44m)**

Fitted with a toilet, wash basin and a steel bath with tiles around and an electric power shower over. The floor is tiled and there are recessed downlights to the ceiling, a chrome heated towel rail, a double radiator and a double glazed window overlooking the courtyard.



### **The Granary**



### **Entrance**

An oak door opens to a;

### **Vestibule**

An oak door opens to a;

### **Dining Kitchen 13'5 x 11'1 (4.09m x 3.38m)**

With wood fronted units in a wood block work surface incorporating a stainless steel 1 1/2 single drainer sink with mixer tap and tiled splashback. There is a slot in electric cooker, a slimline dishwasher and a washing machine. An oil fired combi boiler provides the hot water and central heating. There are exposed floorboards and a single radiator.



### **Living Room 13'5 x 11'11 (4.09m x 3.63m)**

A sliding uPVC double glazed patio door opens to the garden and gives a superb open view across the countryside. The floorboards are exposed and there is a single radiator, a TV point and a further double glazed window.



### **Shower Room 6'2 x 6'2 (1.88m x 1.88m)**

Fitted with a contemporary toilet, wash hand basin and having a tiled shower enclosure with a mains fed shower and an extractor fan over.



### **First Floor - Landing**

Having a single radiator, a double glazed velux and exposed floorboards.

### **Bedroom One 13'5 x 9'9 (4.09m x 2.97m)**

The ceiling is open to the apex with exposed ridge beams and the floorboards are exposed. A uPVC double glazed door with Juliette balcony looks out across the surrounding countryside. There is a single radiator and an open recessed wardrobe with hanging rail.



### **En-Suite 6'11 x 5' (2.11m x 1.52m)**

Fitted with a contemporary toilet, wash hand basin and tiled shower enclosure with a mains fed rainwater shower. The flooring is limestone tiled and there is chrome heated towel rail.



### **Bedroom Two 13'5" x 11'1" (4.09m x 3.38m)**

The ceiling is open to the apex with exposed ridge beam and the floorboards are exposed. There is a large double glazed window with Juliette balcony, an open recessed wardrobe has a hanging rail and there is a single radiator.



### **En-Suite 8'10 x 3'11 (2.69m x 1.19m)**

Fitted with a contemporary toilet, wash hand basin and tiled shower enclosure with a mains fed rainwater shower over. The flooring is limestone tiled and there is chrome heated towel rail.



### **Outside**

Sockenber Farm is accessed along a private drive leading to a large gravelled courtyard with parking for several vehicles and access to the stables, outbuilding and barn.

The stables are in a state of disrepair, however, there are three loose boxes in the main agricultural building ready for immediate use.



**Stable 1 11'2 x 11'2 (3.40m x 3.40m)**

**Stable 2 11'2 x 10'1 (3.40m x 3.07m)**

**Stable 3 11'2 x 12'5 (3.40m x 3.78m)**

**Stable 4 11'2 x 11'6 (3.40m x 3.51m)**

**Stable 5 10'11 x 20'5 (3.33m x 6.22m)**

**Open Shed A 26'3 x 10'8 (8.00m x 3.25m)**

**Open Shed B**

**Agricultural Farm Building 74' x 88' (22.56m x 26.82m)**

## Stone Barn 30'4 x 16'2 (9.25m x 4.93m)

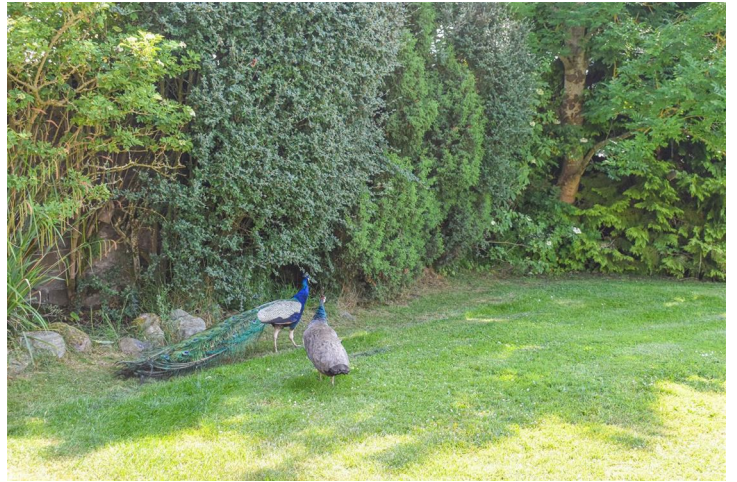
With store rooms above.

This stone barn has excellent potential to create further accommodation,



## Gardens

To the rear of the House, and Cottage there is a large garden to grass with mature trees & shrubs and a stone wall around. There is a paved patio along the rear of the properties to a large paved seating area to the rear of Sockenber Farmhouse.



### **The Granary Garden**

To the side of The Granary is small enclosed garden area to grass with a stone wall around and enjoys a superb open view across the surrounding countryside.



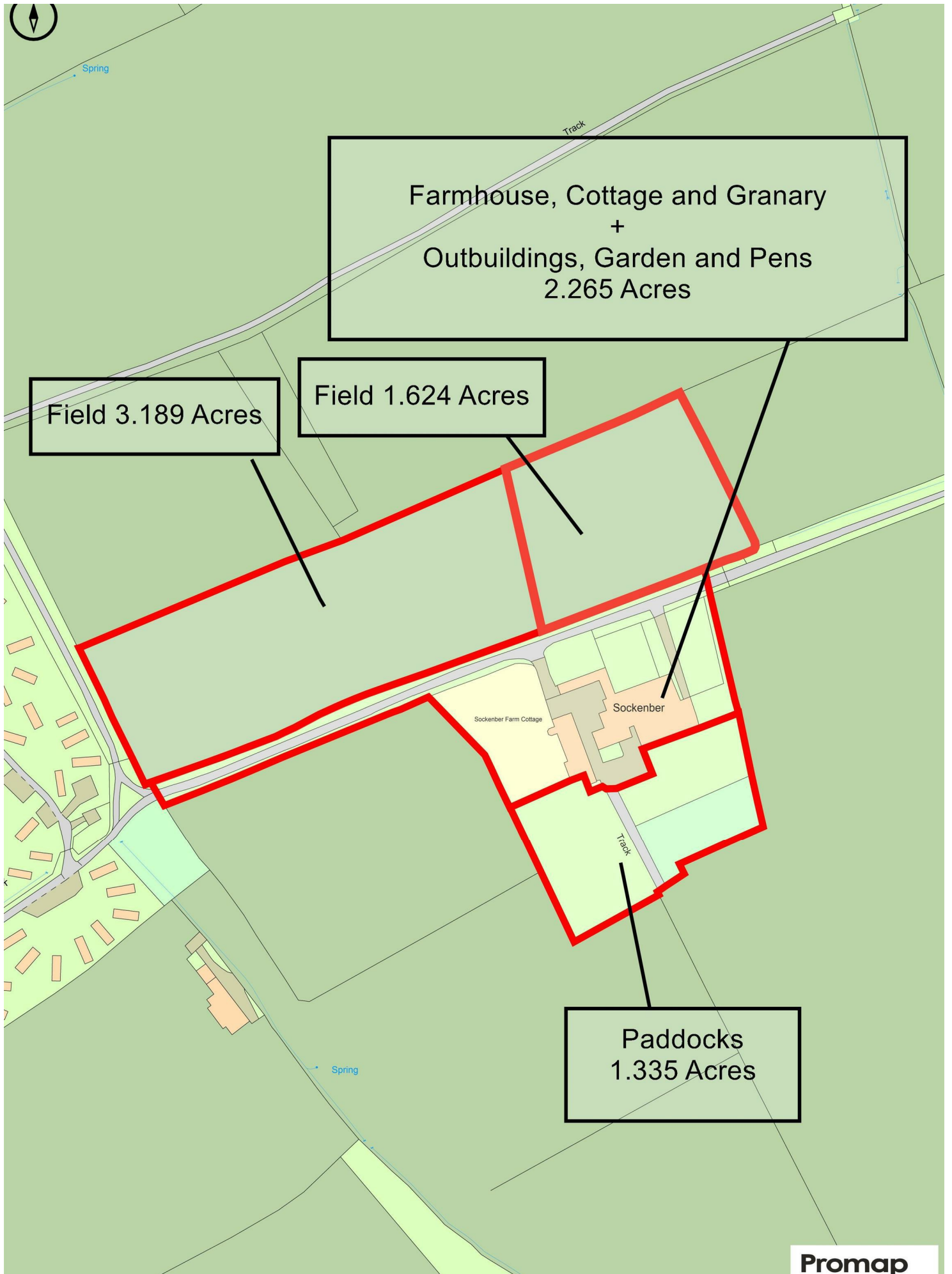
### **Land**

There are 3 separate paddocks measuring approximately 3.1 acres, 1.6 acres and 1.3 acres.





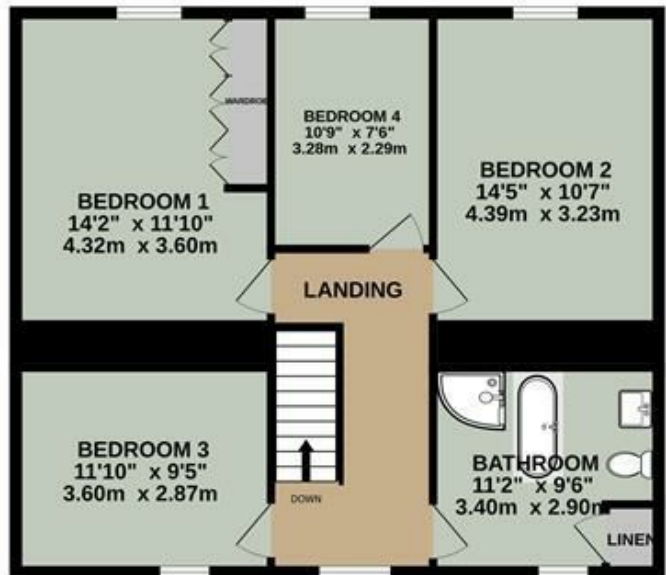
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GROUND FLOOR

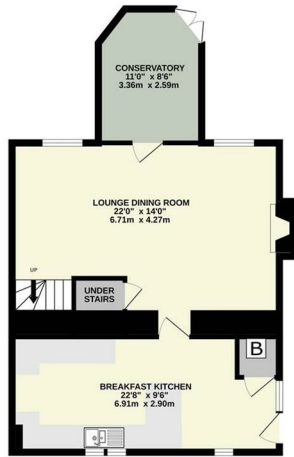


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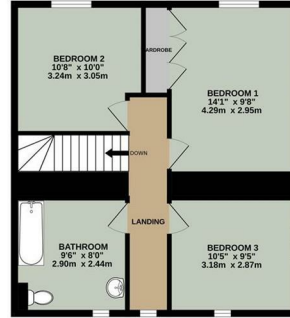


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SOCKENBER FARM COTTAGE GROUND FLOOR



1ST FLOOR



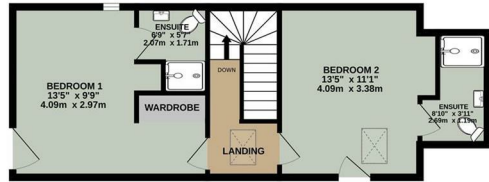
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THE GRANARY

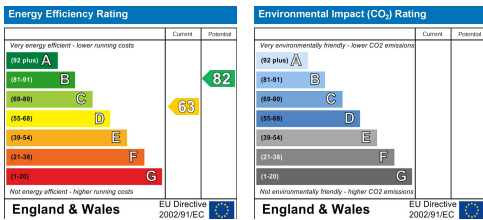
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