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Weir House, Maulds Meaburn, CA10 3HN



- **Stone Faced Double Fronted Modern Link Detached House**
- **Picturesque and Tranquil Village Setting in the Lyvennette Valley**
- **Within the Westmoreland Dales National Park**
- **Reversed accommodation with Fantastic Views across the Valley and Surrounding Countryside.**
- **Large Living Room + Large Dining Kitchen**
- **3 Double Bedrooms, 1 with En-Suite Shower Room and a Shower Room**
- **Off-Road Parking and Integral Garage with Automatic Door + Generous Garden to the Rear**
- **LPG Central Heating via a Condensing Boiler, UPVC Double Glazing + Multi Fuel Stove**
- **Tenure - Freehold. EPC Rate - F. Council Tax Band - E**

Price £425,000

At the heart of the fantastic village of Maulds Meaburn in the Lyvennette Valley, part of the Westmoreland Dales National Park Weir House is a handsome double fronted stone faced modern house overlooking the beautiful river village green and surrounding countryside. The accommodation is reversed in layout and comprises: Entrance Hall, 3 Double Bedrooms, 1 with En-Suite Shower and a House Shower Room. To the first floor is a Large Living Room benefiting from the fantastic views and a Large Dining Kitchen as well as a WC. There is off-road parking for at least 3 cars and access to an Integral Garage with Automatic Roller Door and to the rear is a generous enclosed garden. The property also benefits from LPG central heating, UPVC Double Glazing and a multi fuel stove in the living room.

Location

From Penrith, head south on the A6 and travel through Eamont Bridge. Beyond Eamont Bridge, fork left, following the signs for Cliburn & Bolton. Travel through Cliburn and continue for approximately 1 ½ miles. Turn right, signposted to Kings Meaburn. On leaving Kings Meaburn, turn right for Maulds Meaburn. In the village, turn left over the first bridge and then turn right. Weir House is a quarter of a mile on the left.

Amenities Penrith

Maulds Meaburn is picturesque and peaceful within the Westmorland Dales National Park. In the neighbouring village of Crosby Ravensworth, there is a village infant/primary school and a public house, run by a co-operative of locals. Shap is a larger village, approximately 5 miles, where there is a Primary School, Co-Op Store, 2 village shops and 4 public houses. Shap is within easy reach of the Lake District National Park and Haweswater. Appleby is approximately 6 miles. Appleby 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. A larger shopping centre is Penrith 14 miles away.

Penrith is a popular market town, having excellent transport links through the M6, A66, A6 and the main West coast railway line. There is a population of around 17,000 people and facilities include: infant, junior and secondary schools. 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, drainage and electricity are connected to the property. Heating is LPG.

Tenure

The property is freehold and the council tax is band E

Viewing

STRICTLY BY APPOINTMENT WITH WILKES-GREEN + HILL

ACCOMMODATION

Entrance

Through a UPVC double glazed door to the

Hall

Having two double radiators, hardwood panelled doors off and stairs to the first floor with a storage cupboard below.



Bedroom One 10'4 x 10'9 (3.15m x 3.28m)

There is a built-in wardrobe with hanging and shelf space, a double radiator and a TV point. A uPVC double glazed window faces to the rear garden and a hardwood panelled door opens to the;



En-Suite 6'2 x 5'6 (1.88m x 1.68m)

Fitted with a wash basin, a toilet and a quadrant shower enclosure, tiled to two sides with a Mira electric shower. The flooring is tiled and there is a chrome heated towel rail, a wall mounted fan heater and extractor fan. A uPVC double glazed window faces to the rear.



Bedroom Two 11'8 x 10'9 (3.56m x 3.28m)

Two recessed wardrobes provide hanging and shelf space. There is a double radiator and a uPVC double glazed window to the front with a glorious view across the village.



Bedroom Three 11'5 x 10'10 (3.48m x 3.30m)

Having a recessed wardrobe with hanging and shelf space, a double radiator and a uPVC double glazed window to the front with a view across the village.



Shower Room 6'2 x 7' (1.88m x 2.13m)

Fitted with a toilet, a wash basin and a quadrant shower enclosure, tiled to 2 sides with a Mira electric shower. The floor is tiled and there are two chrome heated towel rails, a shave of socket and extractor fan. A uPVC double glazed window faces to the rear.



Internal door from the hall leads to the;

Garage 17' x 9'1 (5.18m x 2.77m)

Having an automatic roller door lights and power points. A door opens into;

Laundry Room 6'5 x 9'2 (1.96m x 2.79m)

Having tiled flooring, a single radiator, plumbing for a washing machine and space for a tumble dryer. A uPVC double glazed window and door face to the rear.

First Floor

The stairs rise into the;

Living Room 11'6 x 26'5 (3.51m x 8.05m)

Three uPVC double glazed windows face to the front with a marvellous outlook across the village to the Lyvennette River and the surrounding countryside. A cast-iron multi fuel stove is set on a granite hearth with a polished wood surround. The flooring is wood effect Karndean and there are two double radiators and two wall light points.

Hardwood panelled doors open to a side lobby and to the dining kitchen.



Dining Kitchen 10'5 x 21'10 (3.18m x 6.65m)

The kitchen area is fitted with a range of cottage style units and a pale wood block effect worksurface incorporating a one and a half bowl single drainer sink with mixer tap and tiled splashback. There is space for a slot in electric cooker an integral dishwasher and space for an upright fridge freezer. A recessed cupboard houses the hot water tank and shelves. The flooring is wood effect Karndean and a ceiling trap with drop-down ladder gives access to the insulated roof space. A wall mounted Worcester LPG condensing combi boiler provides the hot water and central heating. There is a double radiator, a TV point and a telephone point. Two uPVC double glazed windows face to the rear overlooking the garden. A hardwood panelled door opens to the;



Side Lobby

A hardwood panel door opens to th;

WC 5'5 x 4'1 (1.65m x 1.24m)

Fitted with a contemporary toilet and wash basin. The flooring is wood effect Karndean. There is a single radiator and a uPVC double glazed window to the rear.



Outside

To the front of the house is a tarmac forecourt providing off-road parking for up to 3 cars over which there is access to the garage.

To one corner of the forecourt is a gravel and flagged seating area with low stone wall around having a beautiful outlook across the river, village and surrounding countryside.



A gate to the side of the house with path leads to the rear where there is a good size enclosed garden with a gravel area and fruit/veg beds. There is a large, sloped lawn with a gravel and flagged seating area, well stocked shrub borders and a pond, mature trees and shrubs and a greenhouse.



Referral Fees

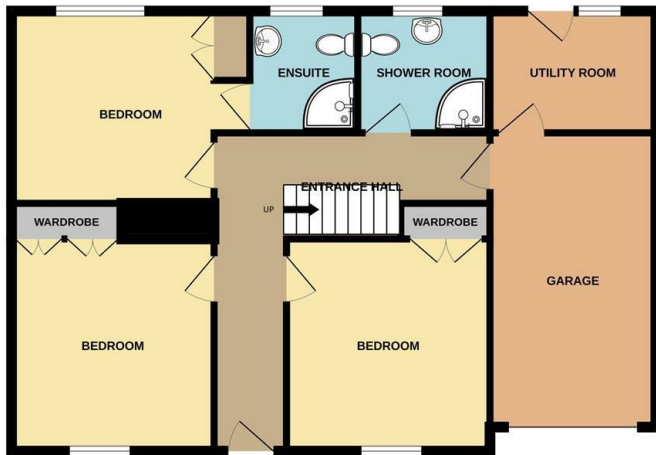
WGH work with the following provider for arrangement of mortgage & other products/insurances, however you are under no obligation to use their services and may wish to compare them against other providers. Should you choose to utilise them WGH will receive a referral fee :

Fisher Financial, Carlisle

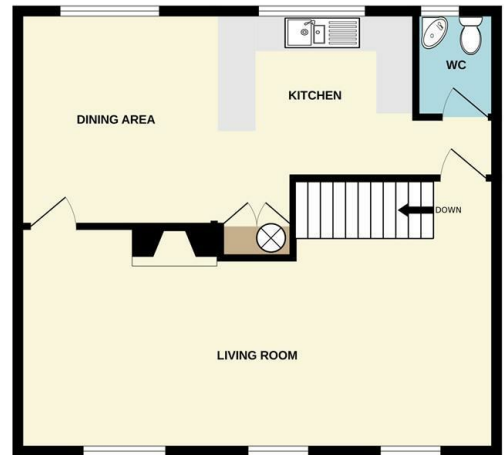
The Right Advice (Bulman Pollard) Carlisle

Average referral fee earned in 2024 was £253.00

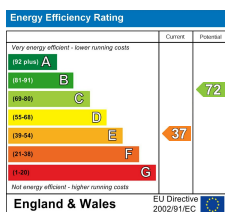
GROUND FLOOR



1ST FLOOR



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