2 Cobblestone Corner, Penrith, CA10 3BG

£1,200 Per month

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- Charming single-storey stone barn conversion, Barley Croft Barn, in the heart of Morland village, Eden Valley
- Two double bedrooms, including a principal bedroom with private en-suite
- Spacious open-plan kitchen diner with breakfast bar, ideal for entertaining
- Separate utility room for added practicality
- Detached stone garage with private parking
- Approx. 144 sq m (1,548 sq ft) total including detached garage
- Vaulted ceilings and exposed original beams throughout the living spaces
- Private enclosed rear garden with patio and gravelled seating area, backing onto open farmland
- Family bathroom plus en-suite — two bathrooms in total
- Sought-after village location with café, school, church, playground and scenic walks — plus the Crown Inn pub reopening soon after renovation

Barley Croft Barn, 2 Cobblestone Corner, is a beautifully converted Grade II listed stone barn forming part of a characterful cluster of traditional agricultural buildings in the heart of Morland village. The property offers single-storey living throughout, with a generous gross internal area of approximately 144 sq m (1,548 sq ft), including the detached garage. Exposed ceiling beams, vaulted ceilings and traditional stone walls have been retained throughout, giving the accommodation genuine barn-conversion character while offering a modern, well-appointed interior.

Directions

What3words: ///plugs.friday.blanket

About the property

The property is arranged entirely on one level and comprises: an entrance porch/hallway leading into a spacious open-plan kitchen diner with a fitted breakfast bar, integrated double oven, and tiled splashbacks; a generous lounge with vaulted ceiling and exposed timber beams; a principal bedroom (4.88m x 3.88m) with its own en-suite shower room; a second double bedroom (4.56m x 3.64m); a family bathroom with bath and separate walk-in shower; and a useful utility room off the kitchen. The layout flows well for single-level living, with all rooms accessed from a central hallway.

Lounge	19'7" x 16'11" (5.98 x 5.16)
Kitchen Diner	11'8" x 26'6" (3.58 x 8.10)
Utility	5'10" x 6'2" (1.80 x 1.89)

Entrance Hall	6'0" x 5'4" (1.83 x 1.63)
Principal Bedroom	16'0" x 12'8" (4.88 x 3.88)
Principal Ensuite	5'1" x 5'6" (1.55 x 1.68)
Bedroom Two	14'11" x 11'11" (4.56 x 3.64)
Bathroom	10'4" x 4'4" (3.16 x 1.33)
Garage	9'6" x 19'9" (2.90 x 6.02)

Outside

Barley Croft Barn benefits from a private, enclosed rear garden — a real bonus for a barn conversion. A paved patio steps down to a gravelled seating area, ideal for a table and chairs, bordered by mature stone walling, established planting and timber trellis fencing for privacy, with open farmland views beyond. To the front, the property sits within a stone-walled plot with post-and-rail timber fencing and a gated entrance, plus the separate detached stone garage (2.90m x 6.02m, approx. 17 sq m/188 sq ft) with parking.

Location

Morland is a picturesque and historic village in the Eden Valley, around 7 miles south-east of Penrith, set amid rolling countryside between the Lake District, the Pennines and the Yorkshire Dales. The village has a strong sense of community and includes the Mill Yard Café (breakfasts, lunches and Friday pizza nights), St Laurence Church (home to the only Saxon tower in north-west England), a primary school, a children's playground, and a network of way-marked walks direct from the village. The Crown Inn, the village pub, is currently closed for renovation and is expected to reopen soon, which will be a welcome addition back to local amenities. Penrith itself, with its mainline rail station, supermarkets and wider shops/services, is a short drive away.

Services

Mains electricity and mains water/drainage serve the property with oil fired central heating.

Please Note

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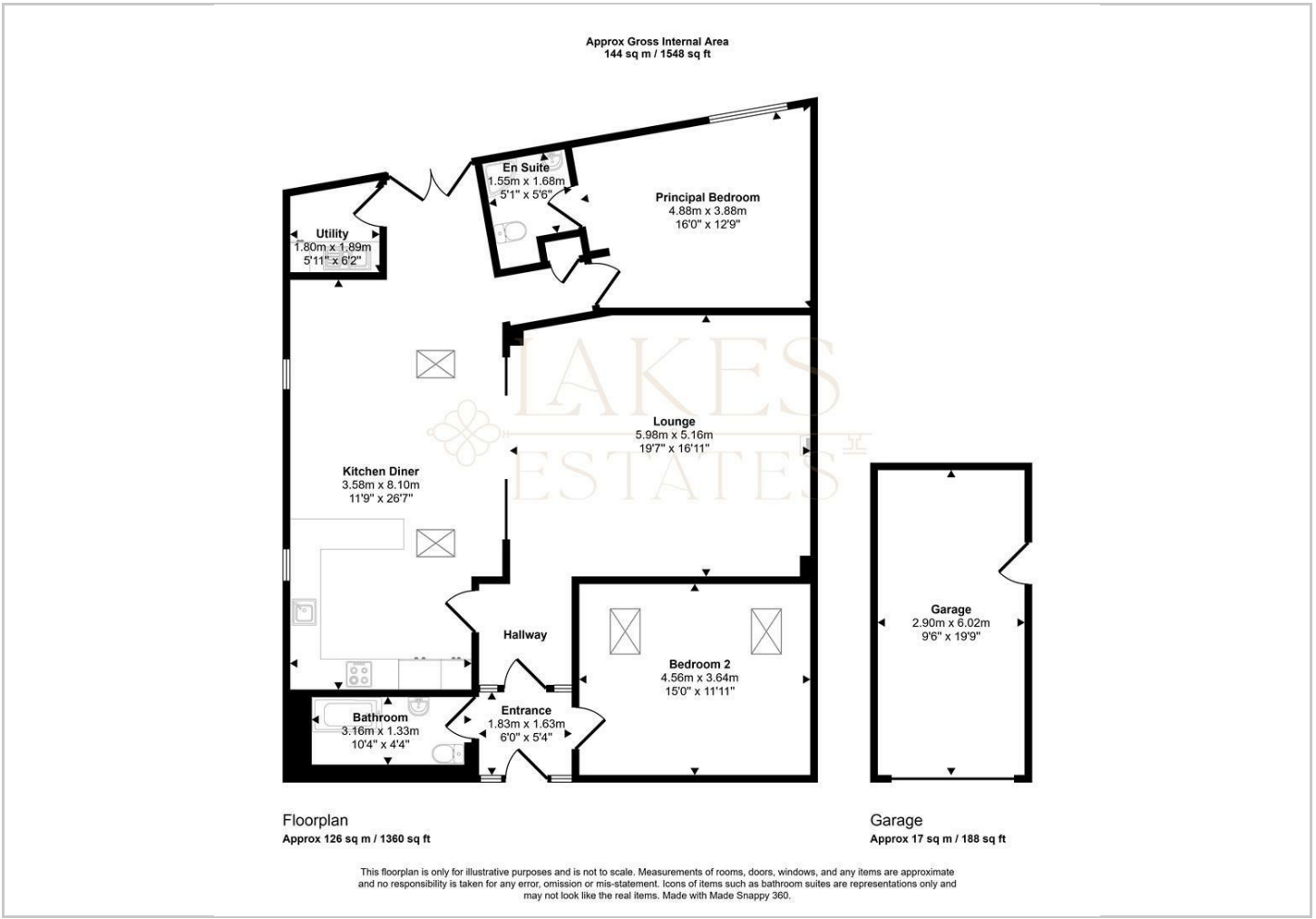
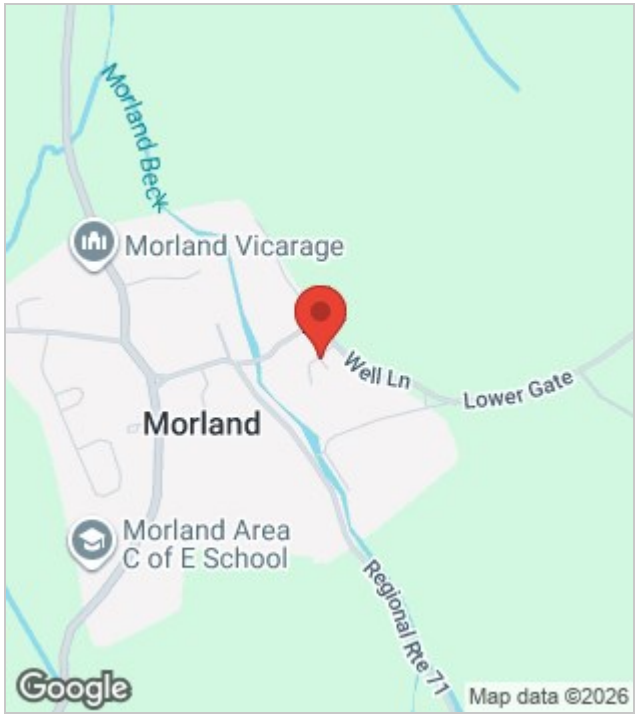
When your offer is accepted, we're legally required to verify your identity. This is carried out by a third-party company at the following costs:
Buying in personal name: £40 (inc. VAT)
Company purchase: £120 (inc. VAT)
These fees are non-refundable, and the purchase cannot proceed until checks are complete.

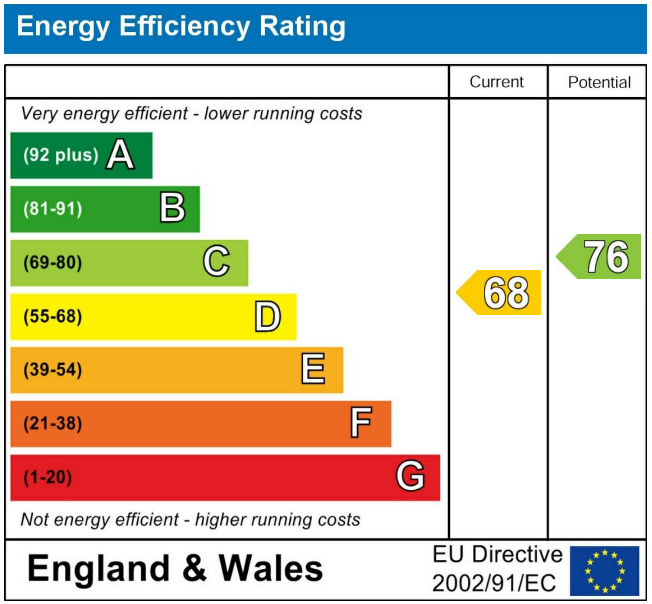
Floor Plans



Location Map



Energy Performance Graph



Viewing

Please contact our Lakes Estates Office on 01768 639300 if you wish to arrange a viewing appointment for this property or require further information.

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