

## Melmerby

£490,000

Barnholm, Melmerby, Penrith, CA10 1HB

Located in the idyllic village of Melmerby, this charming countryside retreat is not just a home; it's a lifestyle. This rare gem offers the best of rural living and exudes warmth and character, with its breathtaking views of the Lake District fells in the distance, pitched ceilings and exposed wooden beams gracing every room. Outside, the garden is a haven of tranquillity, offering a perfect setting for al fresco dining or simply soaking in the picturesque views. Additionally, there is a driveway for ample parking and garage/ workshop.

Stepping inside and be greeted by a welcoming entrance hall that sets the tone for the elegance and comfort found throughout. The carpeted stairs lead you upwards, promising more delightful spaces to explore.

To your left, the dining room awaits, which seamlessly flows into the sunroom, a bright and airy space that offers panoramic views of the garden and distant fells. It's an ideal spot to enjoy your morning coffee or unwind with a good book while soaking in the natural beauty that surrounds you.



3



2



3



E



Ultrafast  
Available



Driveway &  
garage

### Quick Overview

3 Bedroom detached house

Spacious living room

Dining room

Sunroom

Wooden beams throughout

Gardens

Countryside views

Driveway for ample parking

Garage & workshop

Ultrafast Broadband available

Property Reference: P0490





Living Room



Dining room



Sunroom



Bathroom

From the entrance hall, venture into the spacious living room, where warmth and charm abound. The focal point of this room is the multi-fuel log burner, set against a striking sandstone hearth, creating a cosy atmosphere perfect for relaxing evenings. Whether you're hosting a gathering or enjoying a quiet night in, this living room provides the perfect backdrop. Double glazed windows to the side and rear aspect, flood the room with natural light.

The kitchen/dining room combines functionality with style and is designed to cater to both everyday living and special occasions. Featuring integrated 5 ring gas hob, double oven and extractor, with availability for a fridge/ freezer and dishwasher. Stainless steel sink with hot and cold taps. Wooden effect worktops with cream coloured wall and base units. Double glazed window to front and rear aspect. Wooden flooring. Adjacent to the kitchen is the utility room, allowing space for a washing machine and tumble dryer. From here you also have access to the rear aspect and the integral garage. Additionally, there is a downstairs WC for added convenience.

As you ascend to the upper floor, you're greeted by an upstairs hallway that has a fitted floor to ceiling cupboard, which is both ample and stylish, ensuring a clutter-free living environment. The highlight of the upper floor is undoubtedly Bedroom 1, an impressive space that promises comfort and style in equal measure. This generously sized bedroom is a true sanctuary, featuring fitted wardrobes that provide abundant storage while maintaining the room's sleek aesthetic. The pitched ceiling, adorned with a striking wooden beam, adds a touch of rustic charm and grandeur, making the room feel both spacious and inviting. Natural light pours in through the double glazed windows, strategically placed to offer views to both the side and rear aspects. Additionally, a double glazed Velux window enhances the room's airy feel. Bedroom 2 is a large double bedroom with pitched ceiling, wooden beam and En- suite. Two double glazed windows provide views of the rear aspect and fells in the distance. Three piece En- suite comprising of, shower, WC, basin and heated towel rail. Double glazed Velux window. Part tiled with vinyl flooring. Bedroom 3 is a generous sized double bedroom with pitched ceiling and wooden beam. Double glazed window to front and rear aspect. Three piece bathroom comprising of, shower over bath, WC and basin with hot and cold taps. Double glazed window to rear aspect. Part tiled with vinyl flooring.

Outside, the rear garden is thoughtfully tiered to create distinct areas for relaxation and enjoyment. Lush grass and a variety of shrubs and trees provide a verdant backdrop, inviting you to explore and unwind. The garden's design incorporates charming chipped stones, adding texture and interest to the landscape. A dedicated decking area offers the perfect spot for al fresco dining or simply soaking up the sun while taking in the serene countryside views. As you gaze into the distance, the fell views provide a stunning natural panorama, enhancing the garden's peaceful ambiance and offering a constant reminder of the beauty that surrounds you. The front garden complements the rear with its own stone wall boundary, providing a cohesive and attractive entrance to the property. Designed with low maintenance in mind, this space allows you to enjoy the aesthetic appeal without the need for extensive upkeep. NOTE. We have been advised When the Farmer's sheep come off the fell, he has access through the field gate at the side of the house.

The picturesque village of Melmerby is located approximately 9 miles from Penrith and is situated within the Eden Valley. The village offers stunning scenery, beautiful walks, alongside a public house, bakery, village green and village hall.

#### Accommodation with approx. dimensions

##### Ground Floor

##### Entrance Hall

14' 3" x 8' 5" (4.34m x 2.57m)

##### Kitchen/ dining room

14' 4" x 11' 1" (4.37m x 3.38m)

##### Living Room

20' 4" x 11' 11" (6.2m x 3.63m)





Kitchen



Entrance Hall & Kitchen





Bedroom One



Bedroom Two



En-suite



Bedroom Three

#### Dining Room

12' 10" x 11' 5" (3.91m x 3.48m)

#### Sunroom

7' 10" x 10' 0" (2.39m x 3.05m)

#### Utility Room

9' 9" x 5' 6" (2.97m x 1.68m)

#### Garage/ workshop

21' 0" x 9' 6" (6.4m x 2.9m)

#### First Floor

#### Bedroom One

11' 0" x 16' 11" (3.35m x 5.16m)

#### Bedroom Two

10' 8" x 11' 1" (3.25m x 3.38m)

#### En- suite

#### Bedroom Three

9' 10" x 11' 6" (3m x 3.51m)

#### Bathroom

#### Property Information

#### Tenure

Freehold (Vacant possession upon completion)

#### Council Tax

Band E

Westmorland & Furness Council

#### Services & Utilities

Mains electricity, mains water and mains drainage. Oil fired heating and multi fuel log burner

#### Right of Way

The neighbour has Right of Way at the front garden to allow sheep into the road from off the fell

#### Energy Performance Certificate

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

#### Directions

From Penrith, take Regional Route 71 to Carleton Avenue/ A686, turning left onto Carleton Avenue/ A686 and continue for approximately 8 miles. As you come into the village, the property will be on the right hand side

#### What3words Location

///splints.farms.options

#### Viewings

By appointment with Hackney and Leigh's Penrith office

#### Anti-Money laundering

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 (incl. 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)





Rear aspect



Rear garden





Ariel View



The Property

Request a Viewing Online or Call 01768 593593



## Meet the Team

### Jill Connon

Branch Manager & Property Valuer

Tel: 01768 593593  
penrithsales@hackney-leigh.co.uk



### Sarah Beales

Sales Negotiator

Tel: 01768 593593  
penrithsales@hackney-leigh.co.uk



### Emily Grundy

Sales Negotiator

Tel: 01768 593593  
penrithsales@hackney-leigh.co.uk



### Steve Hodgson

Viewing Team

Tel: 01768 593593  
penrithsales@hackney-leigh.co.uk



### Helen Holt

Viewing Team

Tel: 01768 593593  
penrithsales@hackney-leigh.co.uk



Viewings available 7 days a week  
including evenings with our  
dedicated viewing team  
Call **01768 593593** or request  
online.



**Book Online Now**

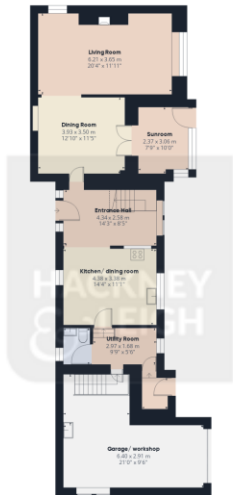


Need help with **conveyancing**? Call us on: **01539 792032**



Can we save you money on your **mortgage**? Call us on: **01539 792033**

Hackney & Leigh Ltd 6-8 Cornmarket, Penrith, Cumbria, CA11 7DA | Email: penrithsales@hackney-leigh.co.uk



Floor 0



Floor 1



Approximate total area<sup>(1)</sup>  
165.9 m<sup>2</sup>  
1785 ft<sup>2</sup>  
  
Reduced headroom  
2.7 m<sup>2</sup>  
29 ft<sup>2</sup>

(1) Excluding balconies and terraces

Reduced headroom  
..... Below 1.5 m/5 ft

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.  
  
GIRAFFE360