



Keld Cottage, Milburn, Penrith, CA10 1TW

Guide Price £265,000

PFK

Keld Cottage

The Property:

Keld Cottage is a charming semi-detached barn conversion situated in the desirable village of Milburn, offering characterful accommodation with a warm and welcoming feel throughout. Currently operated as a successful holiday cottage, the property presents an excellent opportunity for those seeking either a lifestyle business, investment property, or idyllic permanent residence. The property features a cosy lounge complete with a log burner, creating the perfect space to relax and unwind. The spacious kitchen diner provides an ideal setting for both everyday living and entertaining. A modern three piece bathroom includes a shower over the bath, while upstairs there are three well proportioned double bedrooms offering flexible family or guest accommodation.

Externally, the property benefits from driveway parking to the front and an enclosed rear courtyard garden with decorative pebbles and a flagged pathway, providing a low maintenance outdoor space to enjoy.

Combining rustic charm with practical living in a picturesque village setting, Keld Cottage offers versatile accommodation with established holiday let appeal.





Keld Cottage

Location & directions:

Milburn is a picturesque and highly regarded village nestled within the Eden valley, lying at the foot of the Pennines and within easy reach of the Lake District National Park and Yorkshire Dales. Surrounded by beautiful countryside, the village offers an idyllic rural setting while remaining conveniently placed for access to the market towns of Appleby-in-Westmorland and Penrith, with excellent transport links via the A66 and M6. The area is renowned for its scenic walking routes, outdoor pursuits and charming Cumbrian character, making it a popular destination for both residents and visitors alike.

Directions

The property can be located by using the postcode CA10 1TW or with What3Words: nest.presides.toolkit



Council Tax: Band: TBD

Tenure: Freehold

EPC rating E

ACCOMMODATION

Living Room

17' 1" x 12' 6" (5.21m x 3.81m)

Kitchen/Diner

19' 9" x 7' 10" (6.01m x 2.39m)

Hallway

8' 8" x 2' 7" (2.64m x 0.78m)

Bedroom 2

13' 1" x 7' 9" (4.00m x 2.36m)

Bedroom 3

13' 11" x 7' 7" (4.23m x 2.32m)

Bedroom 1

10' 0" x 8' 9" (3.05m x 2.66m)

Bathroom

7' 5" x 6' 0" (2.25m x 1.84m)

EXTERNALLY

At the front of the property there is driveway parking for 1 car. To the rear of the property is a pebbled garden with flagged path, seating area and side gate.





ADDITIONAL INFORMATION

Services

Mains electricity, water & drainage; air source heat pump; double glazing installed throughout. Please note: measurements are approximate so may reflect the maximum dimensions and the mention of any appliances/services within these particulars does not imply that they are in full and efficient working order.

Referral Fee Disclosure

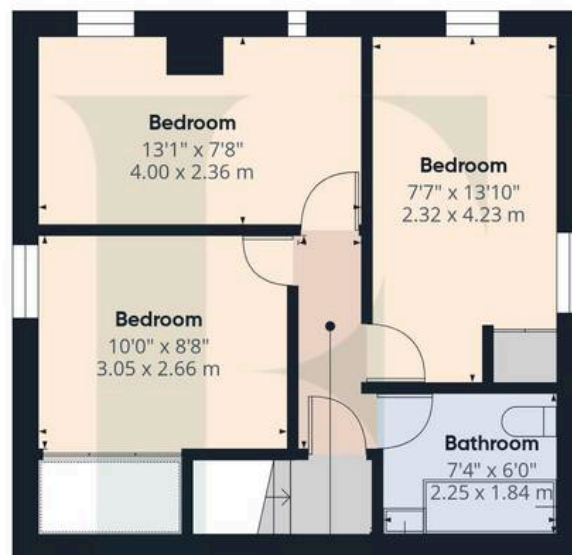
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- Conveyancing (Naphthens LLP, Bendles LLP, Scott Duff & Co, Knights PLC, Newtons Ltd, Beyond Conveyancing Ltd): £120 to £240 per completed sale or purchase.
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- Financial Services (Emma Harrison Financial Services): average referral fee of £221 in 2024 for arranging mortgages, insurance, and related products.
- EPCs (M & G EPCs Ltd): £25 for EPC
- Anti-Money Laundering (AML) Checks (via Landmark): between £8.50 and £15.50.





Floor 0



Hallway
2'6" x 8'7"
0.78 x 2.64 m

Floor 1



Approximate total area⁽¹⁾

762 ft²

70.8 m²

(1) Excluding balconies and terraces

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

GIRAFFE 360

Energy Efficiency Rating

	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92+) A		
(81-91) B		81
(69-80) C		
(55-68) D		
(39-54) E	51	
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		

England, Scotland & Wales

EU Directive
2002/91/EC





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