



Lyvennet House, Maulds Meaburn, Penrith, CA10 3HN

Guide Price £475,000

PFK

Lyvennet House

The Property:

Nestled in the heart of the picturesque Eden Valley village of Maulds Meaburn, Lyvennet House is a beautifully presented link detached family home enjoying stunning open views, generous living accommodation and exceptional outdoor space. The property offers three spacious double bedrooms, including a principal bedroom with ensuite shower room, alongside a well appointed family bathroom. Designed for comfortable modern living, the first floor features a welcoming and light filled lounge with a wood burning stove, creating a cosy focal point while framing delightful views across the surrounding countryside.

At the heart of the home is an attractive kitchen diner with French doors opening onto a balcony, providing the perfect spot for outdoor dining, entertaining or simply enjoying the peaceful outlook over the garden. Additional practical space includes a utility room and a useful store room located to the rear of the garage.

The impressive rear garden is a true highlight of the property, offering a wonderfully private and mature setting with established trees, shrubs, flower beds and a variety of seating areas. Within the grounds sits a superb detached cabin, complete with electricity and underfloor heating, currently utilised as a home office and artist's studio, providing flexible space for remote working, hobbies or guest accommodation potential.

- Link Detached Family Home
- Driveway Parking
- Open Views





Lyvennet House

The property continued...

To the front, a shared driveway provides parking for two vehicles, complemented by a low maintenance gravelled garden with mature planting. A charming seating area overlooks the village weir, creating an idyllic place to relax and enjoy the tranquil surroundings. Combining character, practicality and a sought after village location, Lyvennet House presents a rare opportunity to acquire a delightful family home in one of Cumbria's most desirable rural communities.

Maulds Meaburn is one of the Eden Valley's most picturesque and sought after villages, renowned for its charming village green, meandering river, historic stone buildings and beautiful surrounding countryside. The village offers a peaceful rural lifestyle while remaining conveniently placed for Appleby-in-Westmorland, Penrith and the Lake District National Park, with excellent access to local amenities, schools, transport links and outdoor recreation.

Council Tax: Band E

Tenure: Freehold

EPC rating E



Accommodation

Entrance Hallway

17' 7" x 4' 2" (5.37m x 1.28m)

Bedroom

11' 3" x 10' 6" (3.44m x 3.20m)

Bedroom

12' 7" x 10' 3" (3.84m x 3.13m)

Bedroom

12' 0" x 10' 10" (3.67m x 3.30m)

Ensuite Bathroom

6' 1" x 5' 6" (1.85m x 1.67m)

Bathroom

7' 8" x 6' 1" (2.33m x 1.85m)

Laundry Room

8' 6" x 6' 4" (2.60m x 1.94m)

Store

9' 8" x 8' 4" (2.95m x 2.55m)

Landing

7' 0" x 4' 8" (2.14m x 1.42m)

Living Room

26' 7" x 11' 2" (8.10m x 3.40m)

Kitchen

21' 9" x 9' 9" (6.62m x 2.98m)

WC

4' 9" x 4' 8" (1.45m x 1.41m)





Lyvennet House

Maulds Meaburn, Penrith

Cabin in Garden

Office

10' 0" x 9' 9" (3.05m x 2.98m)

Studio

10' 2" x 9' 10" (3.10m x 2.99m)

External

At the front of the property is a shared driveway which leads to Lyvennet House and its neighbour. You currently have driveway parking for 2-3 cars and a front garden which is mainly gravelled with mature shrubs and a seating area overlooking the weir. To the rear of the property you have a large garden with a mixture of lawned areas, flower beds, trees and mature shrubs. Closest to the house is a paved seating area and the office cabin.



ADDITIONAL INFORMATION

Referral Fee Disclosure

PFK works with preferred providers for services relating to buying or selling property. These providers offer competitive pricing, but you are under no obligation to use them and are free to choose alternatives. If you do use these services, PFK may receive a referral fee as follows (all figures include VAT):

- Conveyancing (Naphthens LLP, Bendles LLP, Scott Duff & Co, Knights PLC, Newtons Ltd, Beyond Conveyancing Ltd): £120 to £240 per completed sale or purchase.
- Auction – If you decide to sell your property via Auction House Cumbria following our introduction, the average referral fee earned for 2025 was £2,398 and is dependent on the final sale price.
- 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.

Services

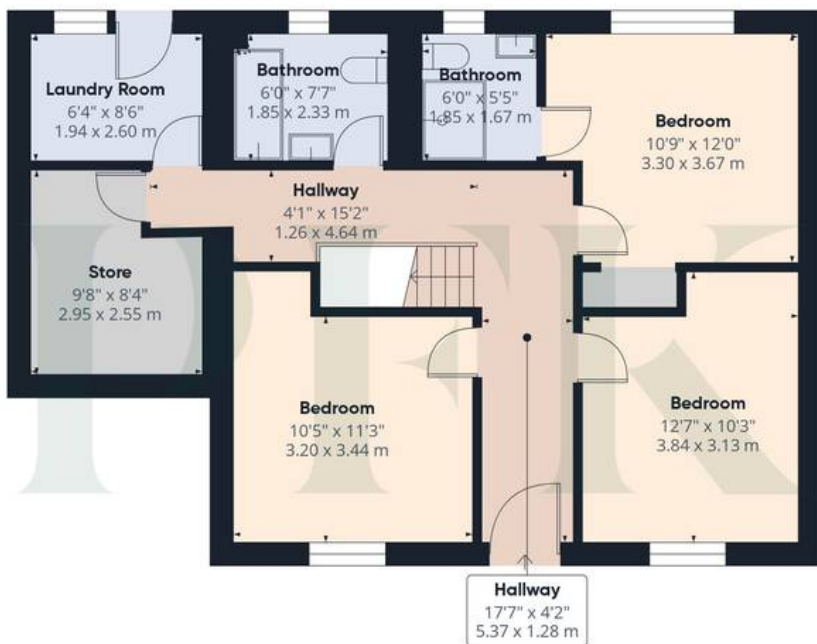
Mains electricity, water & drainage; oil fired central heating; double glazing installed throughout. Please note: measurements are approximate so may reflect the maximum dimensions and the mention of any appliances/services within these particulars does not imply that they are in full and efficient working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

Directions

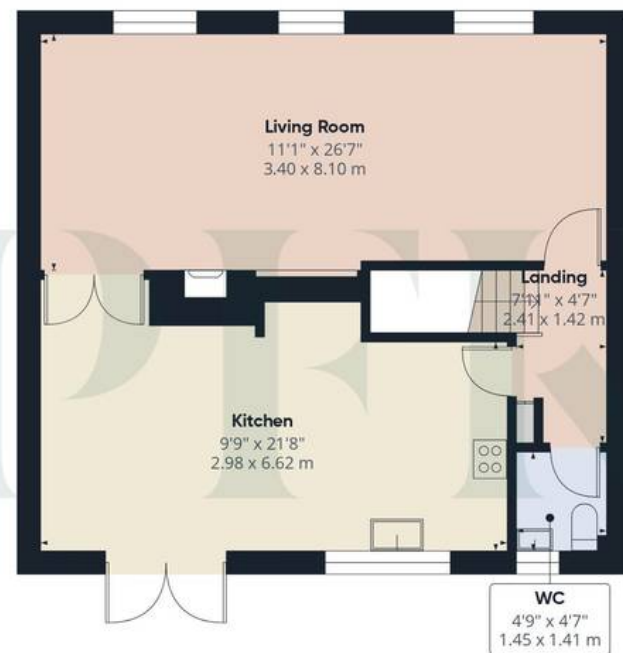
The property can be located by using the postcode CA10 3HN or by using What3Words: [///thrones.stowing.candles](#)



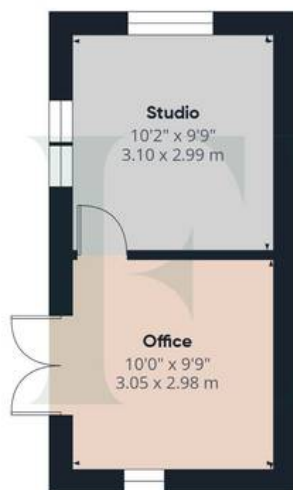




Floor 0 Building 1



Floor 1 Building 1



Floor 0 Building 2

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Approximate total area⁽¹⁾

1534 ft²

142.6 m²

(1) Excluding balconies and terraces

Reduced headroom

Below 5 ft/1.5 m

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

GIRAFFE360

Energy Efficiency Rating

	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92+) A		
(81-91) B		
(69-80) C		76
(55-68) D		
(39-54) E	44	
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
England, Scotland & Wales		



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