



## Rawes Farm, Melkintorpe – CA10 2DR

Guide Price £350,000

**PFK**

# Rawes Farm

Melkintorpe, Penrith

**A Characterful Village Home Offering Exceptional Potential and Generous Living Space**

Situated within the charming and sought-after village of Melkintorpe, this attractive property presents a rare opportunity to acquire a spacious home brimming with character and potential. Offering two reception rooms, three double bedrooms, two bathrooms, generous gardens and a substantial detached garage, the property is ideally suited to a range of lifestyles and provides exciting scope for further enhancement.

The current owners have begun a sympathetic renovation, thoughtfully incorporating exposed stonework and beams to complement the property's period origins. A new owner now has the opportunity to complete the works to their own taste and specification.

The accommodation begins with an **entrance porch**, leading into a large and characterful reception room. This impressive space features a bespoke stone bar with wooden top and a wood-burning stove set within a stone surround with timber lintel. Twin deep-set front-facing windows enhance the sense of light, while the room flows through to both the **sitting room** and **inner hall**.

The **inner hall** provides access to the staircase, an understairs storage cupboard, and the principal ground floor rooms. The **bathroom** is generously sized and currently fitted with a four-piece suite. To the rear, the **utility/sun room** offers space for laundry appliances and additional storage, along with a cloaks area and direct access to the garden.



# Rawes Farm

Melkinton, Penrith

The **kitchen**, accessed from the inner hall, is fitted with a range of units and a stainless steel sink, with space for freestanding appliances including a cooker and slimline dishwasher. A rear-aspect window enjoys views over the garden. The kitchen opens into a versatile **dining area**, which could equally serve as a study, benefitting from dual-aspect windows and an attractive arched opening into the sitting room.

The **sitting room** is a cosy and welcoming space, featuring discreet built-in cupboards and an external door leading outside.

To the first floor, a useful **attic store** with sloped ceiling is accessed via a door near the top of the staircase, offering additional flexible space. The landing leads to three **double bedrooms**, two of which are front-facing, while the third enjoys a dual aspect with far-reaching views. The principal and second bedrooms both benefit from fitted wardrobes. A modern **shower room**, arranged in a Jack and Jill style between the landing and bedroom two, is fitted with a shower, WC and vanity basin.



# Rawes Farm

Melkinthorpe, Penrith

Externally, the property is complemented by **generous gardens** extending to the side and rear, predominantly laid to lawn and enhanced by established shrubs and flower beds. The elevated position affords lovely open views, while a recently installed oil tank is positioned within the side garden.

A **detached single garage** provides excellent storage or workshop space, with a useful outhouse adjoining to the rear. A driveway offers **off-road parking for multiple vehicles**.

*Please note: a wayleave agreement is in place with Electricity North West relating to an electricity pole located within the side garden.*

Located within a delightful rural village setting, yet within easy reach of the historic market town of Penrith (approximately 4 miles away), this property offers the perfect balance of countryside living and accessibility.

A home of great character and potential, this is a wonderful opportunity to create a truly special residence tailored to your own lifestyle.





## Rawes Farm

Melkinthorpe, Penrith

Melkinthorpe lies near to the old A6 route between Penrith and Shap and enjoys the delightful Larch Cottage Nursery only a stones throw away, with an array of delights for your garden and a Bistro Cafe. The nearby Village of Hackthorpe offers a number of facilities, including a nursery/primary school and public house, with the lovely ruins of Lowther Castle and its surrounding parkland being just a mile away. The village of Askham just beyond, offers church, further public houses and an open-air swimming pool. For those wishing to commute, both Carlisle and Kendal are within easy reach and the northern end of lake Ullswater is only 5 miles away, with the M6 easily accessible at Junction 40 on the outskirts of Penrith.



- Traditional 3 bed stone cottage
- 3 bed, 2 bath, 2 reception rooms
- Offering an abundance of potential and opportunity
- Well-proportioned and versatile accommodation
- Large gardens to side and rear
- Detached garage with adjoining outhouse
- Tenure - Freehold
- Council Tax Band - D
- EPC Rating - E

## ACCOMMODATION

### FIRST FLOOR

#### Entrance Porch

3' 7" x 6' 6" (1.09m x 1.99m)

#### Living Room

13' 10" x 24' 0" (4.21m x 7.32m)

#### Sitting Room

15' 0" x 8' 6" (4.56m x 2.59m)

#### Kitchen

#### Dining Area

#### Inner Hall

#### Bathroom

9' 1" x 18' 10" (2.78m x 5.75m)

#### Utility/Sun Room

5' 5" x 13' 10" (1.64m x 4.22m)

### SECOND FLOOR

#### Landing

#### Shower Room

4' 0" x 8' 1" (1.21m x 2.47m)

#### Bedroom 1

15' 1" x 9' 3" (4.59m x 2.82m)

#### Bedroom 2

9' 4" x 13' 2" (2.84m x 4.02m)

#### Bedroom 3

10' 9" x 8' 8" (3.27m x 2.64m)

#### EXTERNAL - Garage

18' 10" x 12' 0" (5.75m x 3.65m)

Detached garage with plenty of storage and adjoining outhouse to the rear.

#### Parking

Driveway parking



## ADDITIONAL INFORMATION

### Proposed Rear Extension

In July 2024 the vendors obtained a Lawful Development Certificate for the proposed replacement of the rear porch with a single story extension. This was to house the utility and boiler, with the latter currently located outside within a lean to shed. 2024/1011/LDPR refers.

### Services

Mains electricity and water. Oil-Fired central heating & septic tank drainage. 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.

### Septic Tank

The property is served by a septic tank. The owners are not able to confirm full compliance with the 2020 General Binding Rules, so prospective purchasers may wish to make their own enquiries regarding the tank and its discharge.

### Directions

The property can be located by using What3Words - [///surround.soil.worms](https://www.what3words.com/surround.soil.worms) or via the Post Code CA10 2DR.

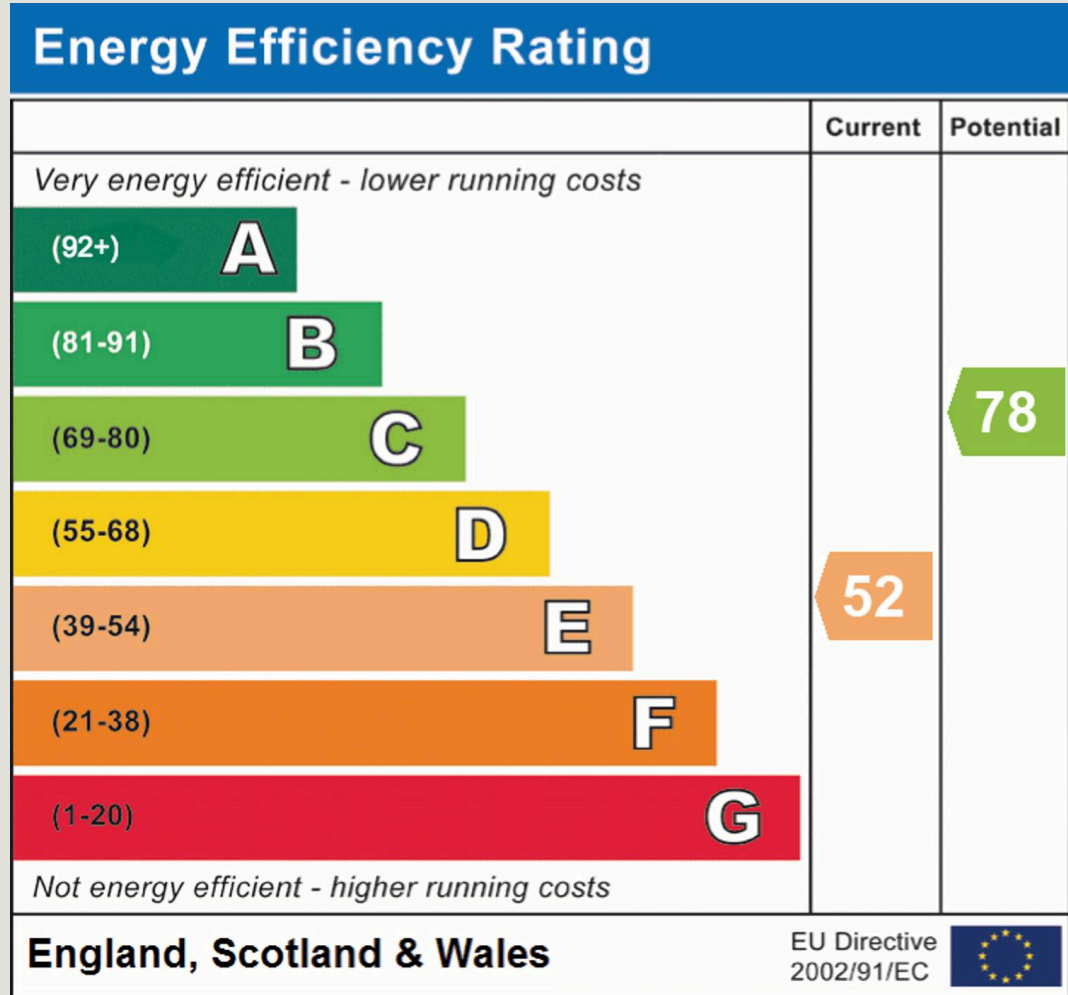
### Referrals and Other Payments

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- Conveyancing (Naphthens LLP, Bendles LLP, Scott Duff & Co, Knights PLC, Newtons Ltd): £120 to £210 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.









## PFK Estate Agents

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