

1 Stepping Stones, Maulds Meaburn, Cumbria, CA10 3HN



- **Modern Semi Detached Cottage**
- **Delightful Eden Valley Village Setting in the Westmorland Dales National Park**
- **Living Room, Breakfast Kitchen + Laundry/Cloakroom**
- **3 Bedrooms + First Floor Bathroom**
- **Generous Plot with Garden Room + Detached Double Garage**
- **Full Planning Permission to Build a Separate House**
- **uPVC Double Glazing, Oil Central Heating + Multi Fuel Stove**
- **Tenure - Freehold. Council Tax Band - C. EPC Rating - E**

Asking price £400,000

This comfortable modern family cottage is set in the centre of the beautiful and peaceful Eden Valley village of Maulds Meaburn, on the edge of the Westmorland Dales National Park and is surrounded by gorgeous open countryside.

The accommodation comprises; Open Porch, Living Room, Breakfast Kitchen, Side Lobby, Laundry/WC, Landing three Bedrooms and a Bathroom. The cottage benefits from uPVC Double Glazing, Oil Central Heating and a Multi Fuel Stove in the living room.

The property is in a delightful Garden to the Front, Side and Rear, with good Off Road Parking, including for a motorhome or caravan and there is a Double Garage and a Timber Home Office/Garden Room with a Shower and WC. Planning permission is in place to remove these and build a separate detached house on the site, making this an ideal opportunity for a large family unit or a self build project for a small developer.

Location

From Penrith, head south on the A6 and travel through Eamont Bridge. Beyond Eamont Bridge, fork left, following the signs for Cliburn & Bolton. Travel through Cliburn and continue for approximately 1 mile. Turn right, signposted to Kings Meaburn. On leaving Kings Meaburn, turn right for Maulds Meaburn. In the village of Maulds Meaburn, drive through the village and turn left, over the second bridge, signposted to Appleby. 1 Stepping Stones is the first property on the right.

The what3words position is; pinch.between.landowner

Amenities

In the neighbouring village of Crosby Ravensworth, there is a village infant/primary school and a public house, run by a co-operative of locals. Shap is a larger village, approximately 5 miles, where there is a Primary School, Co-Op Store, 2 village shops and 4 public houses. Shap is within easy reach of the Lake District National Park and Haweswater. Appleby is approximately 6 miles. Appleby is an attractive market town in the upper Eden Valley with a population of approximately 2,500 people and is of historical interest. The town has a range of shops, a Primary and a Secondary School. Leisure facilities include a Swimming Pool, an 18-hole golf course and bowling green. A larger shopping centre is Penrith 14 miles away, a popular market town on the edge of the Lake District National Park, having excellent transport links through the M6, A66, A6 and the main West coast railway line. There is a population of around 17,000 people and facilities include: infant, junior and secondary schools. There are 5 supermarkets and a good range of locally owned and national high street shops. Leisure facilities include: a leisure centre with; swimming pool, climbing wall, indoor bowling, badminton courts and a fitness centre as well as; golf, rugby and cricket clubs. There is also a 3 screen cinema and Penrith Playhouse. Penrith is known as the Gateway to the North Lakes and is conveniently situated for Ullswater and access to the fells as well as the beautiful Eden Valley, benefiting from the superb outdoor recreation opportunities.

Services

Mains water, drainage and electricity are connected to the property. Heating is by fuel oil and a multi fuel stove in the living room.

Tenure Freehold

The property is freehold and the council tax is band C.

Anti Money Laundering Requirements

In line with The Money Laundering, Terrorist Financing and Transfer of Funds (information on the Payer) Regulations 2017, as a regulated profession, we are duty bound to carry out due diligence on all of our clients to confirm their identity. Rather than traditional methods in which you would have to produce multiple utility bills and a photographic ID we use an electronic verification system. This system allows us to verify you from basic details using electronic data, however it is not a credit check of any kind so will have no effect on you or your credit history. To do so the Credit Referencing Agencies may check the details you supply against any particulars on any database (public or otherwise) to which they have access. They may also use your details in the future to assist other companies for verification purposes. A record of the search will be retained.

A of (£24 inc VAT) per purchaser will be charged to cover the costs associated with fulfilling our obligations under the act. A link will be sent to your mobile to enable you to make the payment and thereafter the biometric check.

Referral Fees

WGH work with the following provider for arrangement of mortgage & other products/insurances, however you are under no obligation to use their services and may wish to compare them against other providers. Should you choose to utilise them WGH will receive a referral fee :

Fisher Financial, Carlisle

The Right Advice (Bulman Pollard) Carlisle

Average referral fee earned in 2024 was £253.00

Viewing

STRICTLY BY APPOINTMENT WITH WILKES-GREEN + HILL

ACCOMMODATION

Entrance

Through an open porch with a timber panel door to the;

Living Room 12'4 x 24' (3.76m x 7.32m)

To one end of the room, a "Coalbrookdale Little Wenlock" multi fuel stove is set in a simple inglenook with a fossil marble hearth, stone back and oak surround. uPVC double glazed windows face to the front and uPVC double glazed patio doors open to the gable end and look out across the village green. There are 2 double radiators, a TV aerial point and an oak planked door to the;



Kitchen Breakfast Room 10'3 x 17'1 (3.12m x 5.21m)

Fitted with a range of oak fronted units with a granite work surface including breakfast bar and having an under surface mounted one and a half bowl sink with carved drainer and mixer tap. There is a corner mounted ceramic hob, a built-in Neff electric double oven and an integral fridge freezer. A floor mounted "Grant" oil fired boiler provides the hot water and central heating. One wall is pitch pine panelled, the flooring is quarry tiled and there is a double radiator and two uPVC double glazed windows overlooking the garden. Stairs lead to the first floor with open storage below and an oak plank door opens to the;



Side Lobby 6'2 x 6'1 (1.88m x 1.85m)

The flooring is quarry tiled, there is a double radiator, an oak panel door opens to the outside and an open doorway leads to the;

WC/Laundry

Having plumbing for a washing machine and being fitted with a toilet and wash basin. A wall cupboard houses the MCB consumer unit, the floor is quarry tiled, there is a double radiator and a uPVC double glazed window to the rear.

First Floor-landing

There is a double radiator and a uPVC double glazed window to the gable looking out across the village. A ceiling trap with drop-down ladder gives access to the insulated and part boarded loft space. Panel doors lead off.

Bedroom One 13'5 x 9'6 + 7 '3 x 7' (4.09m x 2.90m +2.13m '0.91m x 2.13m)

A built-in airing cupboard houses the hot water tank and a wash basin is set in a cabinet with cupboard below. There is a double radiator and two uPVC double glazed windows look out onto the garden and the surrounding village green.

**Bedroom Two 9'5 x 13'6 (2.87m x 4.11m)**

Having a double radiator and two uPVC double glazed windows to the front looking across the village green to the surrounding countryside.



Bedroom Three 9'5 x 9'11 (2.87m x 3.02m)

There is a double radiator and a uPVC double glazed window to the front looking across the village green to the surrounding countryside.



Bathroom 7'3 x 6'9 (2.21m x 2.06m)

Fitted with a toilet, a wash basin and a panelled steel bath with mixer handset shower taps and tiles around. The flooring is oak, the walls are part pine panelled and there is a radiator/heated towel rail and a uPVC double glazed window to the rear. To one end of the bath is a shelved storage cabinet.



Outside

To the front of 1 Stepping Stones is a forecourt garden with dry stone wall to two sides and a picket fence to the third side. The garden is planted with a range of shrubs and flowers.

There is a large gravel driveway which allows off-road parking for several vehicles, including a caravan or motorhome, and to the side of the drive is a small stone paved area which is also accessed from the living room patio doors.

A vehicle gate from the drive also gives access to a further gravel parking and seating area leading to the;



Detached Double Garage 17'5 x 17'4 (5.31m x 5.28m)

Having two pairs of wooden vehicle doors, lighting and power point. The ceiling is open to the Apex with a mezzanine store.

To the rear of the house is an enclosed garden with a lawn area and paved patio by the house, and ornamental garden pond and being planted with a wide range of shrubs, and perennials.

To one side of the garden is a;



Summer House/Garden Office 11'10 x 16'5 (3.61m x 5.00m)

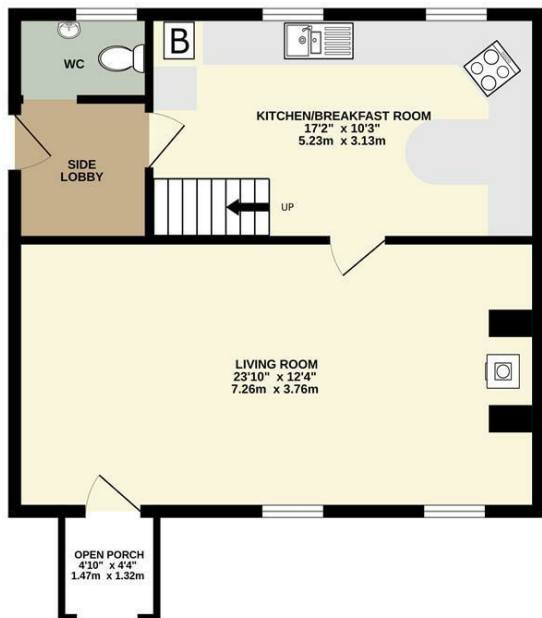
This timber building has lights, power point a water supply and a small kitchenette area. Partitioned to one corner is a;

Shower Room

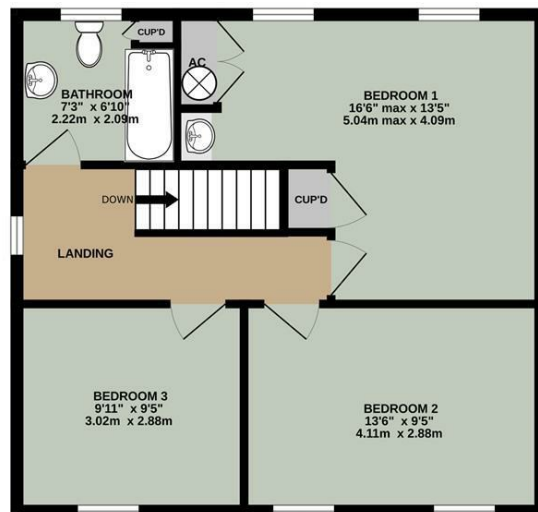
Fitted with a toilet, a wash and basin and a corner shower enclosure, tiled to two sides with a Triton electric shower over.

Planning permission is in place to remove the garage and summer house and replace with a new build, three bedroom house. Basic groundworks have been carried out to ensure the planning permission is permanently in place.

GROUND FLOOR
533 sq.ft. (49.6 sq.m.) approx.

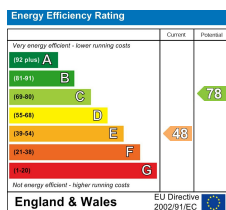


1ST FLOOR
536 sq.ft. (49.8 sq.m.) approx.



TOTAL FLOOR AREA : 1069 sq.ft. (99.3 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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