



## Penrith

## Offers in the Region of £650,000

Roans Farm , Maulds Meaburn, Penrith, Cumbria, CA10 3HU

A most appealing fully modernised traditional detached four bedroom former farm house together with an additional detached stone built barn with potential for residential conversion subject to obtaining planning consent.

### Quick Overview

Most appealing fully modernised traditional detached four bedroom former farm house

Additional detached stone built barn with potential for residential conversion subject to planning

Delightful rural setting and views in the Lyvennet Valley on the periphery of the Yorkshire Dales

Under two miles from the historic and beautifully picturesque village of Maulds Meaburn

Approximately eight miles from the Lake District National Park

Approximately thirteen miles from Penrith and eight miles from Appleby

Property Reference: P0098



4



3



2



A



Standard  
18 Mbps



Courtyard  
Parking



Living Room



Dining Room



Dining Kitchen



Dining Kitchen

A most appealing fully modernised traditional detached four bedroom former farm house together with an additional detached stone built barn with potential for residential conversion subject to obtaining planning consent.

Located under two miles from the historic and beautifully picturesque village of Maulds Meaburn, these outstanding properties enjoy a delightful rural setting and views in the Lyvennet Valley within the Yorkshire Dales National Park approximately eight miles from the Lake District National Park, nine miles from Appleby and thirteen miles from Penrith.

### Roans Farm Accommodation

#### Ground Floor:

**Entrance Hall** With radiator.

**Cloakroom** With WC, wash hand basin, radiator.

**Dining Room** 12' 5" x 11' 9" (3.78m x 3.58m) With radiator.

**Dining Kitchen** 14' 7" x 11' 4" (4.44m x 3.45m) With fitted base and wall units, sink unit with mixer tap, electric stove with double oven, grill and induction hob, microwave, plumbing for dishwasher, integrated fridge / freezer, breakfast bar, radiator.

**Living Room** 27' 6" x 12' 6" (8.38m x 3.81m) With windows to the front and rear elevations, wood burning stove on a stone hearth with timber mantle, two radiators.

#### First Floor:

**Landing** With loft access.

**Master Bedroom** 15' 3" x 12' 1" (4.65m x 3.68m) Front bedroom with radiator, built in dressing table, drawers and wardrobe.

**Ensuite Bathroom** With Jack and Jill doors to the master bedroom and bedroom four, WC, vanity wash hand basin, panelled bath with shower over, heated towel rail, extractor fan.

**Bedroom Two** 14' 2" x 12' 3" (4.32m x 3.73m) Front bedroom with radiator, feature fireplace, built in wardrobe.

**Ensuite Shower Room** With WC, vanity wash hand basin, shower cubicle, heated towel rail, extractor fan.

**Bedroom Three** 14' 8" x 10' 6" (4.47m x 3.2m) Rear bedroom with radiator, built in dressing table and wardrobe.



Living Room



Dining Kitchen



Bedroom One



Bedroom Two



Bedroom Three



Bedroom Four

**Ensuite Shower Room** With WC, vanity wash hand basin, shower cubicle, heated towel rail, extractor fan.

**Bedroom Four** 14' 7" x 11' 8" (4.44m x 3.56m) Rear bedroom with radiator, built in wardrobe and drawers, access door to the master bedroom en-suite bathroom.

**Outside:**

**Utility Room**

With fitted base units, sink unit, plumbing for washing machines and dryers, radiator, boiler, oil tank.

Front lawned garden with path, stocked and shrubbed borders, side driveway entrance and extensive courtyard parking, rear gravelled courtyard, paved patio and lawned garden.

Detached Stone Built Barn

Currently used for storage and offering potential for residential conversion subject to obtaining planning consent.

**Tenure** Freehold.

**Energy Performance Certificate**

The full energy performance certificate is available on our website and also at any of our offices.

**Services**

Mains water and electricity. Septic tank drainage. Oil fired central heating to the main house.

**Viewings** By appointment with Hackney & Leigh's Penrith office.

**Directions**

From Penrith proceed south through Eamont Bridge and take the left turn sign posted to Cliburn. Continue through Cliburn and after approximately two miles, turn right and continue through Kings Meaburn. Bear right onto Little Beck Lane and after approximately one and a half miles there is a sign on the left for Roans Farm together with two entrances. The second is for Roans Farm.

**Price**

Offers in the Region of £650,000.



Bedroom Two



Bedroom Three



Rear Elevation



Barn

Request a Viewing Online or Call 01768 593593

# Meet the Team

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



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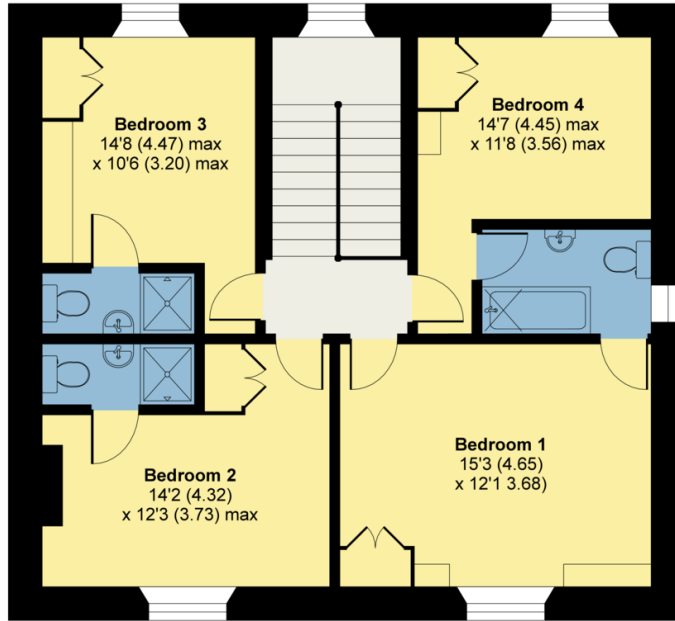


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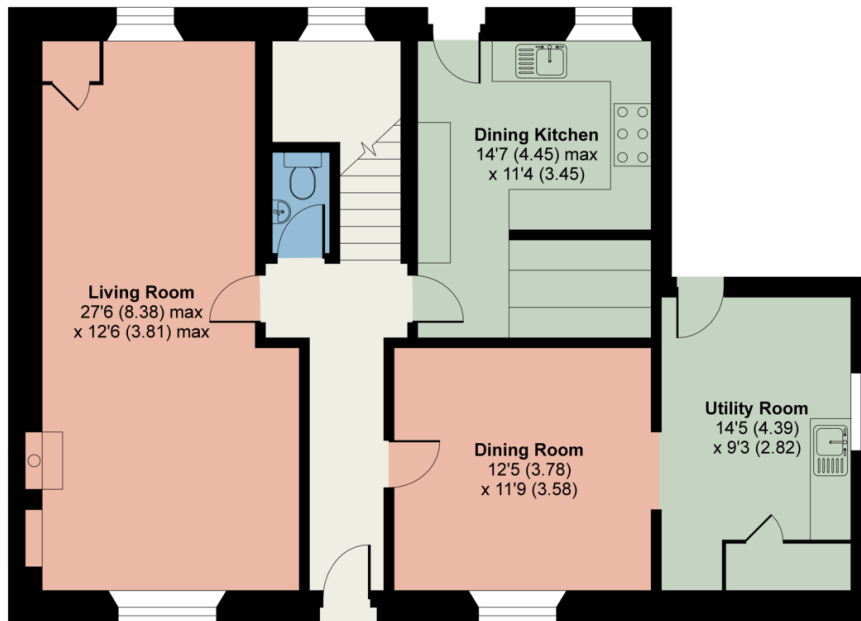
# Roans Farm, Maulds Meaburn, Penrith, CA10 3HU

Approximate Area = 1772 sq ft / 164.6 sq m

For identification only - Not to scale



FIRST FLOOR



GROUND FLOOR



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2022. Produced for Hackney & Leigh. REF: 857251

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