



## Offers in the region of £350,000

### 1 Peggies Barn, Maulds Meaburn, Penrith, CA10 3HU

A superbly converted three bedroom stone built barn in a delightful rural setting located under two miles from the historic picturesque village of Maulds Meaburn, eight miles from the Lake District National Park, nine miles from Appleby and thirteen miles from Penrith. Equally suitable as a primary home, second home or for lucrative holiday letting this most appealing property enjoys a delightful rural setting with views to the Lyvennet Valley within the Yorkshire Dales National Park.

#### Quick Overview

Superbly converted stone built barn  
 Delightful rural setting  
 Views to the Lyvennet Valley on the periphery  
 of the Yorkshire Dales National Park  
 Under two miles from the historic picturesque  
 village of Maulds Meaburn  
 Approximately eight miles from the Lake  
 District National Park  
 Approximately thirteen miles from Penrith and  
 eight miles from Appleby  
 Three double bedrooms  
 Three en-suites and cloakroom



3



3



1



E



Broadband



Off road  
parking

Property Reference: P0150





Open Plan Dining Kitchen / Living Room



Open Plan Dining Kitchen / Living Room



View



Open Plan Dining Kitchen / Living Room

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## Accommodation

### Ground Floor:

**Entrance Hall** 17' 2" x 14' 11" (5.23m x 4.55m)

With exposed stone walls, electric heater.

**Utility Room** 9' 2" x 4' 4" (2.79m x 1.32m)

With fitted base units, sink unit, integrated washing machine.

### Cloakroom

With WC, wash hand basin, built in storage cupboards, extractor fan.

**Open Plan Living Room / Dining Kitchen** 31' 6" x 20' 3"

(9.6m x 6.17m)

With fitted base and wall units, sink unit with mixer tap, integrated electric oven, grill, induction hob, extractor unit, fridge / freezer, dishwasher, feature wood burning stove on stone hearth, two electric radiators, roof windows, double doors leading to the external terrace.

**Bedroom One** 13' 0" x 8' 1" (3.96m x 2.46m)

With electric radiator, built in dressing table and wardrobe.

### Ensuite Shower Room

With WC, wash hand basin, large shower cubicle, extractor fan.

### First Floor:

#### Landing

With exposed beams, roof windows, electric radiator, built in drawers and wardrobes, loft access.

**Master Bedroom** 17' 2" x 10' 5" (5.23m x 3.18m)

With roof windows, electric radiator, built in dressing table and wardrobe.

### Ensuite Bathroom

With WC, wash hand basin, panelled bath, quadrant shower, roof window, heated towel rail.

**Bedroom Three** 13' 0" x 8' 5" (3.96m x 2.57m)

With exposed beams, exposed stone walls, roof windows, electric radiator, built in dressing table.

### Ensuite Shower Room

With WC, wash hand basin, quadrant shower, roof window, heated towel rail.

### Outside:

Driveway entrance and forecourt parking, paved terrace and lawned garden.

### Solar Panels

A collection of solar panels providing electricity to the barn conversions are situated at the rear of Peggies Barn.

### Tenure

Freehold.

### Council Tax

To be reviewed.

### Energy Performance Certificate

The full energy performance certificates are available on our website and also at any of our offices.

### Services

Mains water and electricity. Septic tank drainage. Electric heating.

### 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 first is for Peggies Barn.

### Price

Offers in Region of £350,000



Bedroom One



Bedroom Two



Bedroom Three

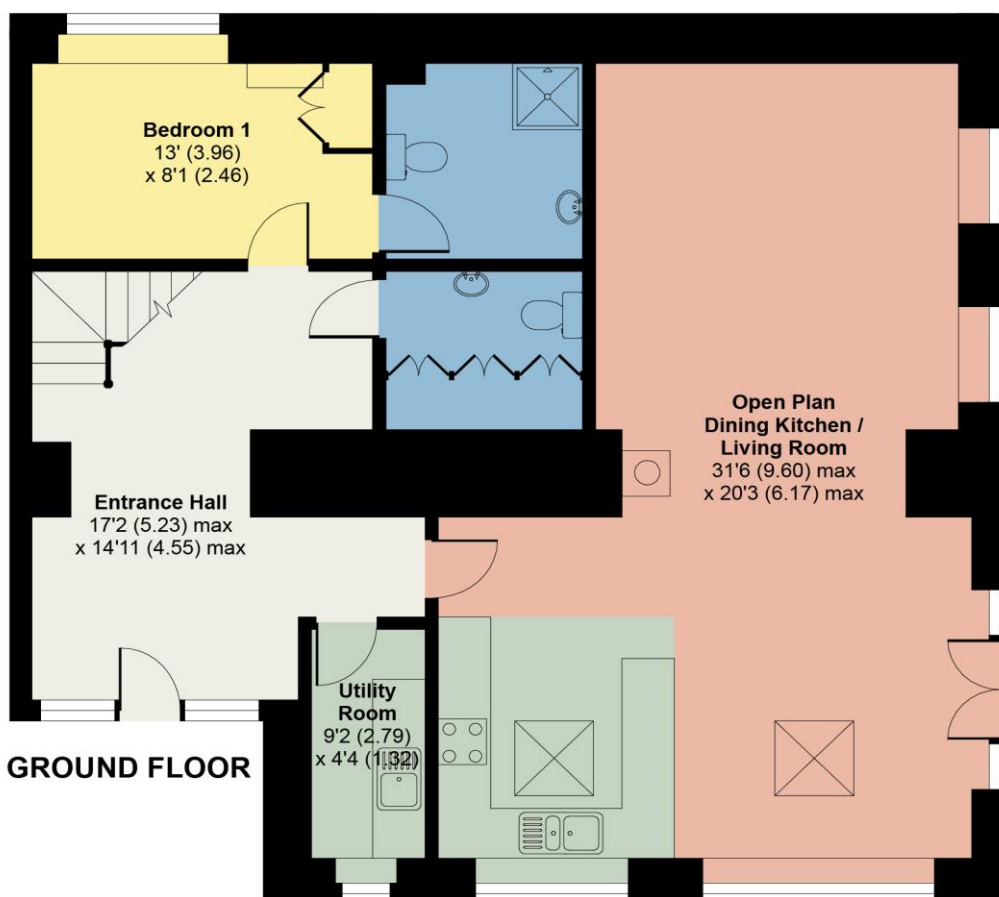
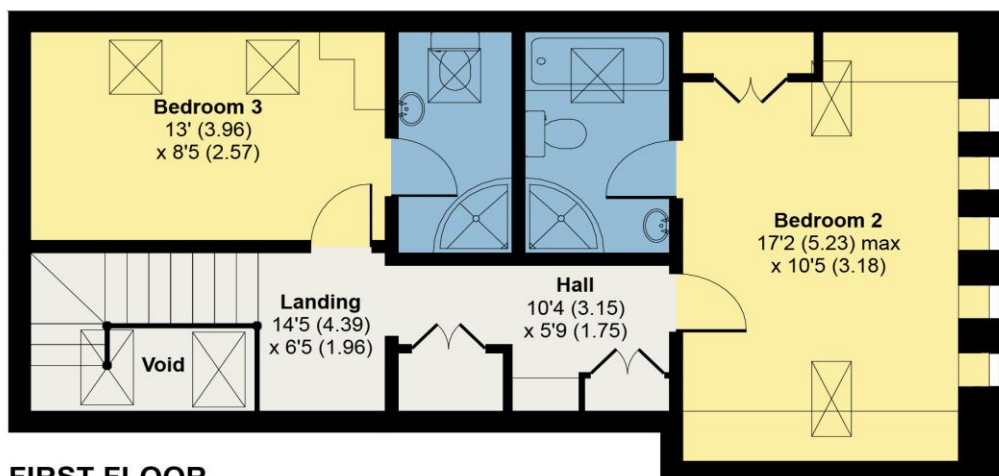


Patio and View



Denotes restricted  
head height

# Peggies Barn One, Maulds Meaburn, Penrith, CA10 3HU



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2022. Produced for Hackney & Leigh. REF: 857258

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