



Milburn

£200,000

Helm View , Milburn, Penrith, Cumbria, CA10 1TW

Welcomed to the market is this delightful 2 bedroom barn conversion in Milburn, offering the perfect blend of rustic charm and modern comfort. Currently used as a holiday let, this property is an ideal investment opportunity, or as a serene retreat for those seeking a peaceful escape. The property briefly comprises of; Fitted kitchen, living room, sunroom, and garden.

Milburn is a small village in the Eden District approximately 9 miles from the market town of Penrith and approximately 6 miles from Appleby. Milburn sits just beneath Cross Fell, the highest point of the Pennines.

Early viewings come highly recommended.

Quick Overview

- 2 Bedroom barn conversion
- Beautifully presented
- Living room & sun room
- Village setting
- Garden
- Countryside views
- No onward chain
- Currently used as a holiday let
- On street parking
- Broadband Speed - Standard 2 Mbps



2



1



2



E



Standard
2 Mbps



On Street
Parking

Property Reference: P0361



Kitchen



Living / Dining Room



Conservatory



Bathroom

Introduction

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From Penrith head south-west on Corn Market/ A592 towards Great Dockray. At the roundabout, take the 1st exit onto Ullswater Road/ A592. Follow the A66. At Skirsgill Interchange, take the 1st exit onto A66. At Kemplay Bank roundabout, take the 3rd exit and stay on A66. Keep left to stay on A66. Take B6412, Milburn Road and mill Lane to your destination in Milburn. The property will be on the left hand side.

Early viewings come highly recommended.

Property Overview

Welcomed to the market is this delightful 2 bedroom barn conversion in Milburn, offering the perfect blend of rustic charm and modern comfort. Currently used as a holiday let, this property is an ideal investment opportunity, or as a serene retreat for those seeking a peaceful escape. The property briefly comprises of; Fitted kitchen, living room, sunroom, and garden.

Upon entering the property, you are greeted with the fitted kitchen. The fitted kitchen includes integrated gas hob, oven and extractor fan. Grey coloured worktops with white coloured wall and base units. Availability for washing machine and small fridge/ freezer. Stainless steel sink with hot and cold taps. Part tiled with laminate flooring. Access leading into the living room. The cosy living room, with exposed beams, gas log burner with stone hearth creates a warm atmosphere, inviting you to unwind. Double glazed window to front aspect with carpet flooring. Leading from the living room into the sunroom, offering a haven of tranquillity, bathed in natural light and with views of the surrounding countryside, with the Pennines in the distance. This bright and airy space is ideal for enjoying a morning coffee or relaxing with a good book. The current owner use it as a dining room. Double glazed French doors lead into the rear aspect. Laminate flooring.

The first floor comprises of 2 bedrooms and family bathroom. Bedroom 1 is a double bedroom with storage cupboard and fitted wardrobes. Double glazed window with stone window sill providing views of the rolling countryside, allowing you to start the day with a sense of calm and beauty. Carpet flooring. Bedroom 2 is a generous sized single bedroom with double glazed window to front aspect. Four piece family bathroom is tastefully designed with contemporary fixtures and fittings including corner shower, bath with hot and cold taps, WC and basin with hot and cold taps. Part tiled with laminate flooring. Skylight and window to landing.

Accommodation with approx. dimensions

Ground Floor

Kitchen 9'9" x 7'1" (2.97m x 2.16m)

Living/Dining Room 14'9" x 10'8" (4.50m x 3.25m)

Conservatory 10'3" x 6'11" (3.12m x 2.11m)

First Floor

Bedroom One 10'10" x 8'7" (3.30m x 2.62m)

Bedroom Two 8'9" x 6'0" (2.67m x 1.83m)

Bathroom

Outside Low maintenance garden with wooden fence and stone wall boundary. Grassed area with shrubs, trees and patio area. On street parking at the village green, just a stone throw away.

Services Mains water, electricity, and drainage. LPG gas. Smart electric radiators with remote control and room temperature sensors.

Tenure Freehold

We have been advised there are bookings until the end of September through Cottages.com. The property can be purchased as an ongoing holiday let or as residential home. We have been advised the current owners have won 5* awards for the past three years as a holiday let.

Age and Construction We have been advised the property is approximately 200 years old, and is of stone and slate construction.

Council Tax We have been advised by the current owners that Council Tax is not payable and they receive a small business rate relief. We have been advised for 2023/24 this amount was approximately £785.93.

Broadband Speed Standard 2 Mbps available

Energy Performance Rating Band E

Viewings By appointment with Hackney and Leigh's Penrith office.

What3Words Location Carrots.clear.galloping

Price £200,000

Anti-Money Laundering Regulations (AML)

Please note that when an offer is accepted on a property, we must follow government legislation and carry out identification checks on all buyers under the Anti-Money Laundering Regulations (AML). We use a specialist third-party company to carry out these checks at a charge of £42.67 (inc. VAT) per individual or £36.19 (incl. vat) per individual, if more than one person is involved in the purchase (provided all individuals pay in one transaction). The charge is non-refundable, and you will be unable to proceed with the purchase of the property until these checks have been completed. In the event the property is being purchased in the name of a company, the charge will be £120 (incl. vat).



Bedroom One



Bedroom Two



Garden

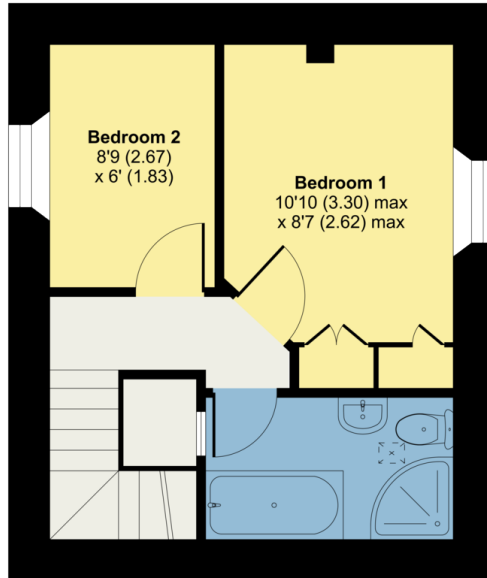


Rear Aspect

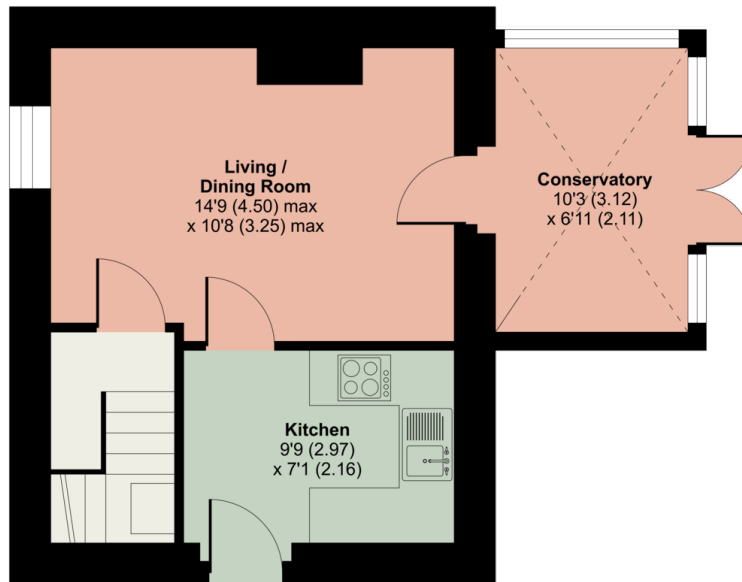
Helm View, Milburn, Penrith, CA10 1TW

Approximate Area = 607 sq ft / 56.3 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 2023. Produced for Hackney & Leigh. REF: 1168295

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