



**East View, Maulds Meaburn – CA10 3HN**  
£850 pcm

**PFK**

## East View

### Maulds Meaburn, Penrith

Located in the heart of the highly desirable village of Maulds Meaburn, tucked within the Yorkshire Dales National Park, sits this charming, fully renovated cottage. Elevated to enjoy a delightful outlook to both the front and rear, this two bedoomed home is undeniably beautiful.

Oozing character and charm throughout, East View briefly comprises an entrance porch leading to the welcoming living area, dining/study space beyond along with a newly fitted kitchen and stairs to the first floor. Two double bedrooms are located off the first floor landing, as is the stylish four piece bathroom suite.

The property benefits from electric heaters throughout, being the latest Dimplex PLXE models, designed for efficiency with intuitive controls and multiple timers. In addition there are newly fitted Ling double glazed wood windows throughout.

Externally a tarmacadam drive provides parking for two vehicles and a large walled lawn area sits to the front of the property overlooking the village green and river beyond. To the rear, steps lead to a 'sun-trap' of a garden with a lovely raised seating area, complete with flags and low maintenance flowerbed. The rear garden is walled to two sides.





## East View

### Maulds Meaburn, Penrith

East View is ideally placed for exploring the local Eden valley, the Yorkshire Dales and the Lake District. Being only 10 minutes drive from the historic town of Appleby-in-Westmorland and 20 minutes drive to Penrith, occupiers don't have to travel far for access to amenities. The location also benefits from good transport links with the A66 trunk road at Appleby and M6 junction 38 only 15 minutes away at Tebay. From Appleby you can access the scenic Settle to Carlisle railway line with Penrith offering west coast mainline direct services to London, Scotland and Manchester Airport. Maulds Meaburn sits within the Lyvennet Valley granting miles of walks and tracks in open countryside from the doorstep with the adjoining villages of Crosby Ravensworth and Kings Meaburn each offering a well renowned public house. Crosby Ravensworth and Morland offer primary school facilities.



- Fully renovated charming cottage
- 2 bedrooms and family bathroom
- Delightful views
- Desirable location within the Yorkshire Dales National Park
- Attractive front and rear gardens
- Parking for two vehicles
- Tenure - Freehold
- Council Tax Band - C
- EPC - Rating D
- Management - Not managed by PFK

## ACCOMMODATION

### Entrance

The property is approached via a slate roofed vestibule providing access to a wooden part glazed door leading into the property.

### Open Entrance

The entrance door lead into an open living space with tiled flooring to the immediate entrance, stairs to the first floor, kitchen diner on the right and open aspect into the living area on the left which continues through to a rear dining area/study.

### Breakfast Kitchen

6' 7" x 14' 5" (2.00m x 4.40m)

A front aspect kitchen fitted with a good range of wall and base units with complementary work surfacing and upstands and breakfast bar. Integrated appliances include electric oven, hob and extractor fan over and glass splashback. Space for washing machine, fridge and slimline freezer. Stainless steel sink with drainer and mixer tap. Original wooden flooring.

### Living Room

12' 2" x 15' 1" (3.70m x 4.60m)

A beautiful reception room with front aspect window and seat, Karndean wood effect flooring, multifuel stove set on a slate hearth with beamed lintel. There is a also a useful understairs storage cupboard. Then an original opening which leads into a flexible space (2.8m x 2.7m (9' 2" x 8' 10") which would suit a study or dining area. This area has a continuation of the same flooring and patio doors leading out to the rear garden.



## FIRST FLOOR LANDING

Stairs up to the first floor landing with Velux window.  
Refurbished original doors to all first floor rooms.

### Bathroom

15' 5" x 6' 7" (4.70m x 2.00m)

Fitted with a modern new four piece suite comprising bath, separate fully panelled shower cubicle, WC and wash hand basin with vanity unit and mirror above.

Heated towel rail, extractor fan, loft hatch and cupboard housing the water cylinder.

### Bedroom 1

12' 6" x 12' 10" (3.80m x 3.90m)

A beautiful bright front aspect carpeted double bedroom with twin windows. Built in storage cupboard with shelving.

### Bedroom 2

9' 6" x 8' 10" (2.90m x 2.70m)

A rear aspect bedroom with a delightful outlook over the rear garden and beyond.



## ADDITIONAL INFORMATION

### Services

Mains water, electric and drainage. Telephone and broadband are available but subject to final connection. Please note the mention of any appliances/services within these particulars does not imply that they are in full and efficient working order.

### Management, Terms and Conditions

Management: This property is not managed by PFK.

Council Tax band: C EPC Rating: D Rental: £850 pcm plus all other outgoings. Deposit: Equal to one month's rent.

Conditions: no smokers allowed. Please note; Immigration Act 2014, Anti-money Laundering and Sanction checks will apply.

### Referral & Other Payments

PFK works with preferred providers for certain letting services. While their prices are competitive, you are under no obligation to use them and may wish to compare alternatives. If you choose to proceed, PFK will receive a referral fee. For example, M & G EPCs Ltd – PFK receive a fee of £35 for an EPC and floorplan, £24 for an EPC only, and £6 for a floorplan only. RentGuarantor Ltd pays PFK 7.5% of the revenue they collect. PFK also receives payments for inventories (£80–£130), tenant referencing (£32), fitting smoke/carbon monoxide alarms (£5), Homebox for utility management (£10.00 per tenant package) and AML checks via Landmark (£8.50–£15.50). All figures include VAT.

### Permitted Payments

Permitted payments as per the Tenant Fee Act 2019: Rent; Tenancy deposit; Default fees (e.g. lost keys £15 + cost); Contract variation (£50); Early termination (not exceeding landlord's loss); Utilities and council tax as per tenancy agreement. All fees include VAT.





## GARDEN

To the rear flagged steps lead to a split level garden, enjoying a raised elevation and perfect space to enjoy the outside. Gravelled areas and flowerbeds make for a low maintenance garden. To the front is parking for two cars on a tarmac driveway, with large lawned area to one side partially walled and fenced providing a delightful garden area.

**Off street parking**  
**2 parking spaces**

## Directions

From Penrith head southward, and at the Kemplay roundabout take the A6 down into Eamont Bridge. Proceed through the village and then after approx. 0.5 mile take the left turn for Cliburn/Bolton. Continue through Cliburn, proceed for a further mile and then take the right turn signposted Morland and Kings Meaburn. Head straight on (rather than taking the right turn for Morland), proceed into Kings Meaburn, and at its southern end, take the blind right hand turn for Littlebeck and Maulds Meaburn. At the T-junction on the bridge turn left, cross the cattle grid into Maulds Meaburn. East View can be found on the right hand side, just after School Hill Farm. From Appleby take the B6260 for Orton and after passing the right turn for Kings Meaburn and the left turn for Drybeck take the next right turn for Maulds Meaburn. Proceed through the village and crossing the main bridge, turn right. East View is set back on the left, just after Mason's House.







## Energy Efficiency Rating

	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92+) <b>A</b>		
(81-91) <b>B</b>	89	
(69-80) <b>C</b>		
(55-68) <b>D</b>	60	
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
<i>Not energy efficient - higher running costs</i>		
<b>England, Scotland &amp; Wales</b>	EU Directive 2002/91/EC	



## PFK Property Management

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