

LYVENNET HOUSE

£475,000

Maulds Meaburn, The Yorkshire Dales, CA10 3HN

In a gently elevated position with splendid views overlooking Lyvennet Beck and the village green, an attractive and well presented link detached house.

Taking advantage of the lovely views there is a spacious 'upside down' layout with four bedrooms, two bath/shower rooms, a laundry/utility room, sitting room and dining kitchen with balcony. Outside you'll find private parking, a store/workshop and a detached studio. A haven for local wildlife, there are gardens to the front and rear with sloping lawn, trees, herbaceous planting and several well chosen seating spots.

Setting is everything - it's picturesque and quiet. This rural village in the Westmorland Dales is surrounded by stunning countryside, perfect for those seeking an escape from the hustle and bustle of everyday life.





Welcome to **LYVENNET HOUSE**

£475,000

Maulds Meaburn, The Yorkshire Dales, CA10 3HN

Here is our Top Ten reasons to love Lyvennet House:

- 1. Stunningly scenic setting** - described by Hunter Davies as "one of the most beautiful villages in the country" so it's official and not just estate agent speak! Maulds Meaburn sits within the Lyvennet Valley in the Westmorland Dales, part of the Yorkshire Dales National Park.
- 2. Envious position** with a delightful outlook across Lyvennet Beck and the village green to the front. The properties in the village sit either side of the beck and green with two connecting bridges. Sheep graze the green throughout the summer months and wander free through the village. Otters have been spotted in the river and salmon 'jump the weir' in late autumn. Could this be any more idyllic?
- 3. Recently upgraded the spacious accommodation** (1588 sq ft, 147.6 sq m) is upside down to take advantage of the splendid views to the front. The sitting room and dining kitchen are light and bright and are connected by double oak doors. The sitting room enjoys views to the front and for cosy evenings in, a wood burning stove will see you right. The fitted dining kitchen has French windows out onto a wooden balcony with steps leading to the garden. There is also a useful utility/laundry room on the ground floor.
- 4. Bedrooms and bathrooms** - on entering the house, there is a good sized hall, off which are three double bedrooms, one with a contemporary en suite shower room, a single bedroom with a mezzanine sleeping platform (known as The Den... children will adore this room) and a house bathroom. There is also a first floor cloakroom.
- 5. Work, rest and play** - children and adults alike will be fighting over the detached studio. Fully insulated with underfloor heating, it has two rooms - perfect for a home office, gym, hobbies room or teenage pad.
- 6. Outside space** - there are gardens to the front and rear. To the front, a low maintenance garden with mature shrubs and a seating terrace, the perfect spot to sit and enjoy the lovely open aspect. The enclosed rear garden borders open fields with several seating areas including a circular terrace. There's a sloping lawn, herbaceous planting and mature trees. A small balcony off the kitchen provides the ideal spot for morning coffee. The garden is a haven for wildlife with red squirrels and even a resident hedgehog and tawny owl! Never a dull moment!
- 7. Parking** - there is a private driveway to the front. The attached garage with power and light, has been partly incorporated into the living accommodation and now offers useful storage or could be used as a workshop.
- 8. Surrounding area** - in nearby Crosby Ravensworth there is a pub (The Butchers Arms), primary school and a church with a pub (The White Horse Inn) at Kings Meaburn. A larger selection of local facilities are available in Shap (5 miles) Appleby (6.3 miles), Orton (6.4 miles), Penrith (14.6 miles) and Carlisle (33.1 miles).
- 9. The great outdoors... on your doorstep** - the Westmorland Dales is an undiscovered gem of rolling fells and limestone pavements with pretty villages dotting the landscape. It's also close to the Lakes and Eden Valley, perfect for those seeking an escape from the busy constraints of everyday life.
- 10. Getting from A to B** - access from the M6 is at Junction 38 (9 miles) with train stations at Penrith and Carlisle (West Coast) and Appleby (Settle to Carlisle). Airports are at Carlisle, Newcastle (91.2 miles), Leeds Bradford (93.4 miles) and Manchester (99.8 miles). *All mileages are approximate.*



Always good to know....

- Mains electricity, water and drainage
- Oil fired central heating with a woodburner in the sitting room and under floor heating in the en suite and studio
- uPVC double glazed sash windows and external doors
- Broadband connection available
- Council Tax Band E - potential purchasers are advised to verify this information for themselves with Eden District Council
- Planning Authority Yorkshire Dales National Park Authority
- Included in the sale: carpets and light fittings with the cooker available separately
- The first section of the drive is owned by the neighbouring property, Weir House with Lyvennet House having a right of way across. The gates are the responsibility of Weir House.

To find the property - from J38 of the M6 at the roundabout, take the first exit onto the B6260, and travel through the village of Orton. After approximately 7.5 miles, turn left signposted *Maulds Meaburn 1 1/2/Crosby Ravensworth 2 1/2*. Continue into the village and bear right at the 'Y' junction (before crossing over the river bridge). Lyvennet House is the first of two link detached houses on the right hand side.

What3words reference: patrol.thatched.kings

Money Laundering

Prospective buyers should be aware that in the event that they make an offer for the property, they will be required to provide the agent with documents in relation to the Money Laundering Regulations; one being photographic ID, i.e. driving licence or passport and the other being a utility bill showing their address. These can be provided in the following ways: by calling into the agent's office with copies or by way of a certified copy provided via their solicitor. In addition prospective buyers will be required to provide information regarding the source of funding as part of the agent's offer procedure.



Lyvennet House, Maulds Meaburn, Cumbria, CA10 3HN

Approximate Gross Internal Area = 136.9 sq m / 1473 sq ft
 Mezzanine = 4.5 sq m / 48 sq ft
 Store = 6.2 sq m / 67 sq ft
 Total = 147.6 sq m / 1588 sq ft

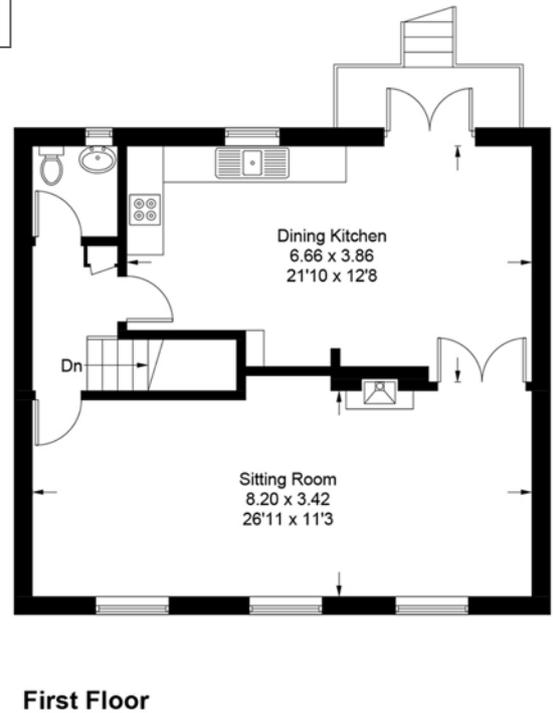
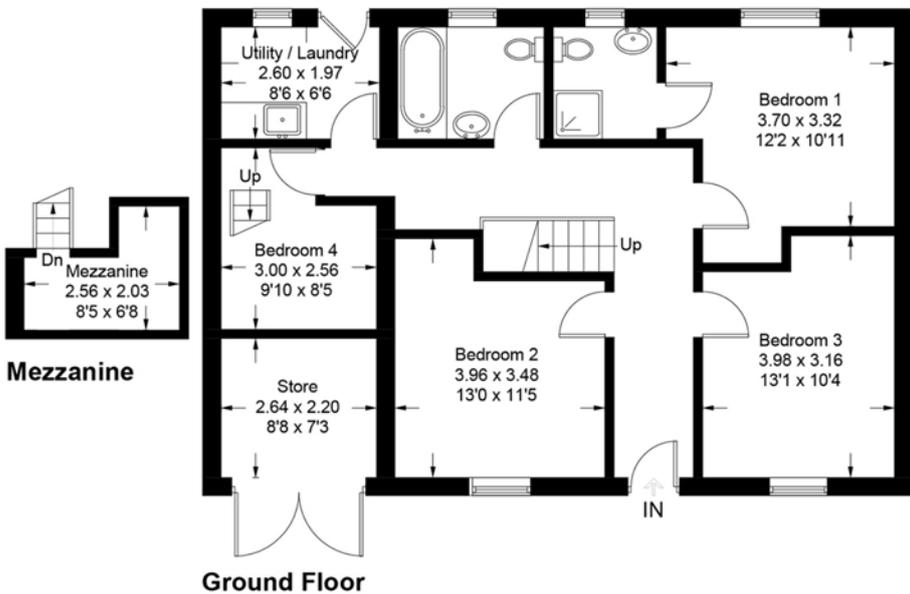
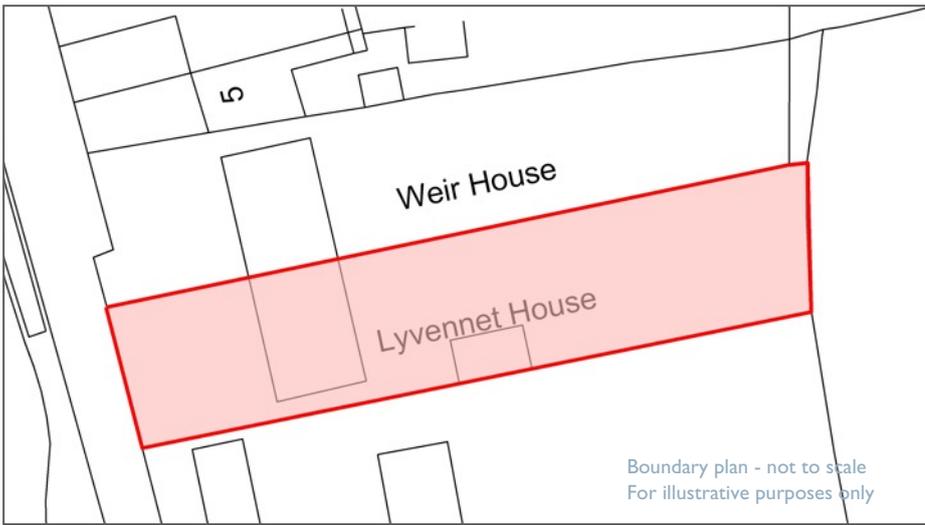


Illustration for identification purposes only, measurements are approximate, not to scale. floorplansUsketch.com © (ID810545)

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		
(81-91)	B		88
(69-80)	C		
(55-68)	D		
(39-54)	E	48	
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	
www.epc4u.com			

IMPORTANT Davis & Bowring, for themselves and for the vendors or lessors of this property whose agents they are give notice that (i) these particulars are set out as a general outline only for guidance of intending purchasers or lessees, and do not constitute, nor constitute part of an offer or contract; (ii) all descriptions, photographs, measurements, areas, dimensions, references to condition and necessary permissions for use and occupation, and other details are given without responsibility and any intending purchasers or tenants should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to the correctness of each of them; (iii) no person in the employment of Davis & Bowring, has any authority to make or give any representation or warranty whatever in relation to this property nor have we carried out a detailed survey or tested the services, appliances or fittings in the property; (iv) all viewings are carried out at the sole risk of the viewer and neither the selling agent nor the vendor takes responsibility for any part of the property.