



Rose Haven

Morland, Eden Valley







Rose Haven

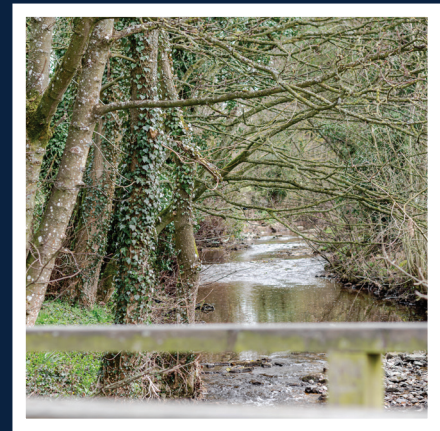


Step inside Rose Haven, and you'll find not just a house, but a home full of heart, history, and warmth. Nestled in the peaceful village of Morland in the Eden Valley, this three-bedroom home has undergone a complete and thoughtful renovation by the current owners.

Every detail, from the lovingly restored original woodwork to the carefully selected finishes, speaks to a place that has been cherished and cared for. Rose Haven is more than just a home; it's a piece of history. The owners have a range of documents dating back to the 1700s,

one of which is framed in the main bedroom — a beautiful reminder of the legacy that surrounds this property. It's a home where the past and present blend seamlessly!

The renovations are extensive and meticulous. All original woodwork has been treated with a 25-year guarantee, while the entire home has been replastered to perfection. A full rewire has been completed with certification, ensuring peace of mind. The plumbing has been updated, storage heaters have been installed for efficient heating, and the roof has been replaced, all with certificates to verify the work. Additional upgrades include a new water heater in the main bedroom, loft insulation to current standards, and new double-glazed windows throughout.





3 BEDS



1 BATHS

- Fully renovated historic property in quiet village setting.
- Plans have been drawn for a porch addition to the main entrance if wanted, alongside additional plans for the outbuilding. Ask for further details.
- Stunning gardens with established trees and plants, surrounded by fields — a gardener's dream!



Take a closer look...



Property Type:

Detached

Square Footage:

1101.3 sqft

Council Tax Band:

D

EPC Rating:

E

Tenure:

Freehold

Why Morland?



The village itself is quiet and peaceful, yet full of life. There's always something going on if you want to get involved, and the local café offers delicious food and sells basic essentials. Sainsbury's and Morrisons deliver, making everyday living convenient and easy. Rose Haven is a rare gem — a place where comfort, history, and modern convenience come together in perfect harmony.

Whether you're relaxing in the sun-drenched garden, enjoying the warmth of the woodburner, or simply appreciating the timeless beauty of the property, Rose Haven offers a truly special place to call home. Let this be the place where your own memories are made.



The Garden



The gardens around Rose Haven are truly a retreat. The front garden enjoys the morning sun, making it the perfect spot for a peaceful cup of tea to start the day. The side garden, a suntrap from mid-morning onwards, is wonderfully private and sheltered — a complete haven for outdoor relaxation.

Parking is available "on street". The space beyond the outbuilding has been used for parking, and while the council technically owns it, they have no objections as long as it does not interfere with the road.



Parking



Garden





The Bedrooms



Bedroom one is a serene and spacious retreat that feels like a true sanctuary. With its beautiful beamed ceiling, this room offers a sense of timeless charm and warmth. With a tranquil view of the front garden, there is also a full wall of fitted wardrobes providing generous storage.

Bedroom two offers dual aspect windows that overlook both the front and rear of the property. The wooden panelled ceiling and feature chimney breast add a touch of rustic charm to the room and a loft access hatch offers convenient storage.

One of the home's standout features is its office, which can be easily used as a good spare single bedroom for guests or a growing family.



The Kitchen



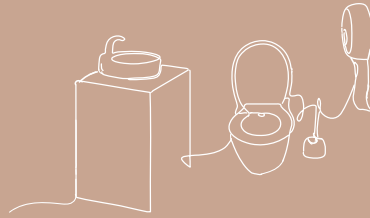
The heart of the home is the hand-built kitchen by Dunham of Hexham, a true masterpiece of craftsmanship. The kitchen's timeless elegance and functionality are complemented by a dresser, which is included in the sale. Every meal prepared here is a celebration of both style and practicality.







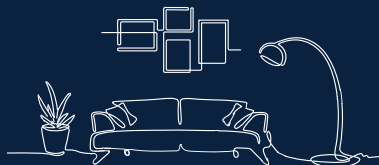
Bathroom & Outbuilding



The bathroom has been totally replaced, bringing modern comfort to the space. There are drawings for converting the outbuilding into an office and shower room, with easy access to mains services, making it an ideal space for a home business or guest accommodation.



Lounge Diner



Step into this cozy, yet surprisingly spacious dining and lounge area, where every detail has been carefully designed to offer warmth and comfort. The double-glazed windows, with their charming slate ledges, offer a peaceful view of the front garden, inviting the morning light to fill the room. The beamed ceiling above adds character, giving the space a welcoming, rustic feel.

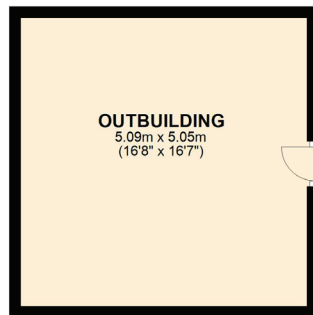
A perfectly positioned corner arrangement creates an intimate dining nook. At the heart of the space lies a Jotul woodburning stove, nestled on a slate hearth with a wooden surround. Built-in cabinets have been thoughtfully integrated into the space, offering both practical storage and an elegant TV stand. There are shelves for your books, and even a hidden electric heater to ensure comfort year-round.





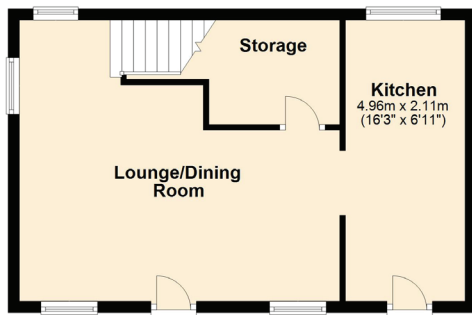
EXTERNAL

Approx. 25.7 sq. metres (276.7 sq. feet)



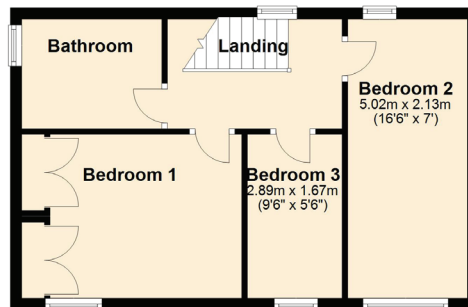
Ground Floor

Approx. 38.1 sq. metres (410.2 sq. feet)



First Floor

Approx. 38.5 sq. metres (414.4 sq. feet)



Total Area: 102 sq. metres (1101.3 sq. feet)



About Lune Valley Estates

Nestled in the heart of the breath-taking Lune Valley we are a professional independent agency specialising in luxury property. We understand the significance of moving home and that both selling your existing home and finding the next one is as much financial as it is emotional. We combine local expertise, a strong network of partners and a proactive approach to ensure you have the best possible experience and can begin the next chapter with excitement.



“Honesty, integrity, and client care are fundamental values stitched into the fabric that makes Lune Valley Estates and we make them a part of everything we do.”



ROB MENZIES
Director



Rose Haven

Morland, Eden Valley

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