



# Maple House | Thrimby





## MAPLE HOUSE

Tucked away along quiet lanes between Thrimby and Great Strickland, Maple House is an exceptionally spacious and characterful country home set within approximately 2.5 acres of land, offering privacy, versatility and far-reaching rural views.

The main entrance, traditionally used as the everyday entrance, opens directly into the kitchen via a porcelain tiled pathway. The house is beautifully constructed in local stone with lime pointing, giving a soft, authentic appearance.

The first floor offers four bedrooms. and the fifth is located on the ground floor. One en suite double bedroom enjoys garden and fell views and features a deep window seat and a contemporary en suite shower room. The principal bedroom is a particularly impressive space, accommodating a super-king bed and enjoying elevated east-facing views, with a modern en suite shower room finished to a high standard. Adjacent to the ensuite is a stunning walk in wardrobe which negates the need to floor standing furniture, giving the room an open and spacious feel,

Three further bedrooms provide excellent flexibility, including one currently arranged as a single room with deep built-in storage that could be removed to create a larger double. The family bathroom serves the remaining bedrooms and is well appointed with bath, mixer shower, pedestal basin and additional storage.





Property Type:

*Barn conversion*

Square Footage:

*1995 sqft*

Council Tax Band

*E*

EPC Rating

*C*

Tenure

*Freehold*











Sleep<sup>000</sup>

Soothe<sup>000</sup>

Sanctuary<sup>000</sup>







*Cook* 000

*Create* 000

*Connect* 000





Relax<sup>000</sup>

Recharge<sup>000</sup>

Reconnect<sup>000</sup>







Refresh 000

Relax 000

Rejuvenate 000



# Why Thrimby?

THRIMBY IS A SMALL HAMLET NEAR PENRITH, CUMBRIA, ENGLAND, KNOWN FOR ITS RURAL FARMING LIFE, PARTICULARLY ITS APPEARANCE IN THE BBC'S "THIS FARMING LIFE" DOCUMENTARY FEATURING THRIMBY FARM AND THE BLAIR FAMILY'S BEEF SHORTHORN CATTLE AND SHEEP FARMING, OFFERING A PICTURESQUE COUNTRYSIDE SETTING WITH HISTORIC FARMHOUSES LIKE THRIMBY HALL AND ATTRACTIVE PROPERTIES FOR SALE.

LOCATED IN THE PARISH OF GREAT STRICKLAND, THIS AREA OFFERS A CLOSE KNIT, WARM COMMUNITY THAT THRIVES ON THE FARMING RURAL COUNTY LIFESTYLE. HISTORICALLY PART OF WESTMORLAND, GREAT STRICKLAND IS SITUATED BETWEEN THE CUMBRIAN MOUNTAINS TO THE WEST AND THE PENNINES TO THE EAST.

THE VILLAGE IS LOCATED ON THE EDEN VALLEY CIRCULAR CYCLE ROUTE. POPULAR LOCAL WALKS INCLUDE LOOPS TOWARD THE RIVER LEITH AND NEARBY LOWTHER CASTLE PERFECT FOR THOSE WHO ENJOY THE OUTDOORS AND LOVE THE ACTIVE SIDE OF COUNTRY LIFE. THERE IS ALSO PLENTY OF OPPORTUNITY TO GET INVOLVED WITH THE LOCAL COMMUNITY AS THERE ARE LOTS OF LOCAL EVENTS AND WORKSHOPS TO GET INVOLVED IN SUCH AS CHEESE-MAKING WORKSHOPS.

ALSO CLOSE TO PENRITH OFFERING GREAT TRANSPORT LINKS, LOCAL SHOPPING AND MORE RURAL COMMUNITY.



# YOUR GUIDE TO LOCAL AMENITIES

## A Delicious Meal?

A Delicious Meal?  
Lowther Castle Inn and its  
delicious menu is only 4.5  
miles away.

## The Closest Shops

Lakes and Dales Coop just 5.5  
miles away, perfect for daily  
essentials or those delicious  
picky bits!



## The Closest School?

Morland Area C of E  
School is just 4.1 miles  
away.

## A Refreshing Pint?

The Strickland Arms is a short  
1.3 miles away and you are  
guaranteed a great pint and a  
warm welcome

## Somewhere Nice to Walk the Dog?

You can access many scenic  
walks right from your door. If  
it's with your four-legged  
friend or not!



# Total Floor Area: 1995 sq.ft (185.3 sq.m) approx.

Whilst every attempt has been made to ensure the accuracy of this floorplan, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.



  
NICHOLSON & WOOLF

Contact our amazing team to arrange any viewings or market appraisals  
Available 7 days a week and outside of business hours  
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