

Helm View | Milburn



## HELM VIEW

Welcome Home to Helm View...

Set within the timeless and unspoilt village of Milburn, this enchanting two bedroom barn conversion offers a rare opportunity to acquire a characterful countryside retreat beneath the dramatic backdrop of the Pennines. Beautifully positioned at the foot of Cross Fell, the highest point in the Pennine range, the property enjoys far reaching views across rolling farmland and open skies, creating a sense of calm and connection to the landscape that surrounds it.

Currently operated as a successful holiday let, the property is equally well suited as a charming full time residence, a weekend escape or a lifestyle investment for those seeking peace, scenery and authentic rural living. The accommodation briefly comprises two beautiful bedrooms, a fitted kitchen, a cosy living room, a sun filled conservatory and a private, low maintenance garden.



Property Type:

*Detached*

Square Footage:

538

Council Tax Band

*TBC*

EPC Rating

*E*

Tenure

*Freehold*





*Sleep* <sup>ooo</sup>

*Soothe* <sup>ooo</sup>

*Sanctuary* <sup>ooo</sup>





Cook

000

Create

000

Connect

000



Relax <sup>ooo</sup>  
Recharge <sup>ooo</sup>  
Reconnect <sup>ooo</sup>





# Why Milburn?

MILBURN IS A SMALL, HISTORIC VILLAGE IN THE EDEN DISTRICT OF CUMBRIA, SITUATED AROUND NINE MILES EAST OF PENRITH AT THE FOOT OF CROSS FELL, WITHIN THE NORTH PENNINES AREA OF OUTSTANDING NATURAL BEAUTY. THE VILLAGE IS RENOWNED FOR ITS DISTINCTIVE MEDIEVAL FORTIFIED LAYOUT, WITH TRADITIONAL SANDSTONE HOUSES ARRANGED AROUND A LARGE CENTRAL GREEN, REFLECTING ITS DEFENSIVE ORIGINS. WITH A POPULATION OF UNDER 200, MILBURN RETAINS A STRONG SENSE OF COMMUNITY AND RURAL CHARACTER. NOTABLE LANDMARKS INCLUDE THE NEARBY HOWGILL CASTLE AND ST CUTHBERT'S CHURCH, WHILE THE SURROUNDING LANDSCAPE HAS LONG BEEN SHAPED BY FARMING, QUARRYING AND HISTORIC MINING. TODAY, MILBURN IS VALUED FOR ITS TRANQUILLITY, HERITAGE AND STRIKING FELLSIDE SETTING.

# YOUR GUIDE TO LOCAL AMENITIES

## A Delicious Meal?

The shepherds Inn at melmerby is just a short 2.5 miles away and famed for its sunday roast!

## The Closest Shops

The Lakes and Dales Co-Op in Lazonby is perfect for everyday essentials and Penrith is just a short drive away and offers large supermarkets for the weekly shop.



## The Closest School?

The local Primary School Is just a short walk way

## A Refreshing Pint?

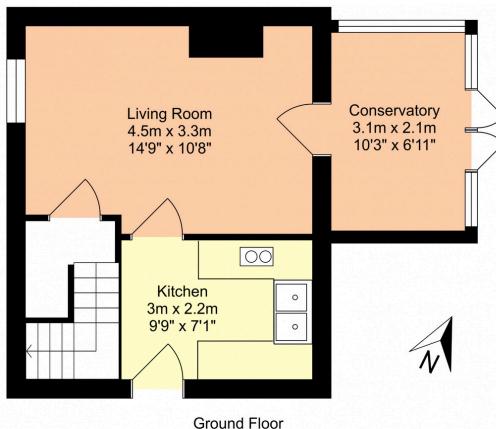
The shepherds in at Melmerby is just 2.5 miles .Think of it as good exercise!

## 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! As the shores of lake ullswater is just a short drive away.

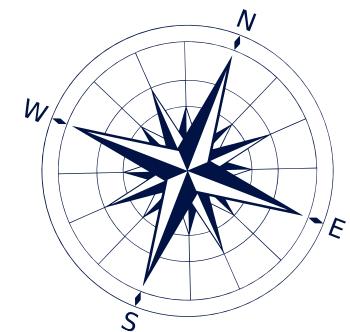
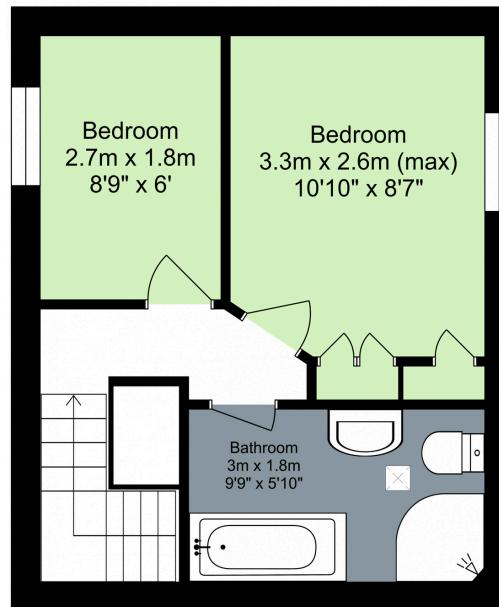
# Total Floor Area: 538.196 Sq ft (50 sq.m) approx.

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.



Gross Internal Floor Area: 56.6 sq m (186 sq ft) approx  
Ground Floor: 31.7 sq.m (104 sq.ft) approx  
First Floor: 24.9 sq.m (82 sq.ft) approx

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NICHOLSON & WOOLF

Contact our amazing team to arrange any viewings or market appraisals  
Available 7 days a week and outside of business hours  
**Contact directly on 01768 204563 or 07951 748560**