

# PFK

## Peggies Barns One & Two

Maulds Meaburn | Penrith | Cumbria



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Set in the stunning rural setting that is the Lyvennet valley and sitting on an elevated position overlooking the river and the valley below is this fantastic opportunity to purchase Peggies Barns, a complex of two recently renovated barn conversions currently used as holiday lets and an income earning bank of solar panels.

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## Peggies Barns One & Two

Peggies Barns, once being the original farm barn, have since been lovingly converted and split into two distinct units back in 2016, creating a large open plan style three bedroom property and an adjacent one bedroom self contained unit. Both properties have been finished to a high standard and feature numerous areas of exposed stone walls and beams to showcase the original character of the barn, this is most notable in the exterior porch of the one bedroom unit and the hallway of the three bedroom unit. Both properties have their own separate outdoor areas as well as sharing the parking area for four vehicles and is accessed via it's own private drive.

The two barns are in receipt of excellent feedback ratings on Sykes Holiday Cottages and are currently rented out as holiday lets, detailed accounts will be available to potential buyers. They would lend themselves well to those looking at getting into the holiday let business, adding to an existing portfolio or potentially going all in and adopting a lifestyle choice that could involve taking up a permanent residence in one of the buildings thus getting the full benefit of the location whilst also supplementing your income via the solar panels and other holiday let.







# Services

Mains electricity | Water and septic tank drainage | Electric panel heating to both barns | Double glazing installed throughout unless specified | Telephone line installed subject to BT regulations | Please note - the mention of any appliances and/or services within these particulars does not imply that they are in full and efficient working order.

We have been informed that the property has a septic tank and would advise any prospective purchaser to check it complies with current standards and rules introduced on 1st January 2020.

# EPC

Peggies Barn One rating E | Peggies Barn Two rating F

# Referral & Other Payments

PFK work with preferred providers for the delivery of certain services necessary for a house sale or purchase. Our providers price their products competitively, however you are under no obligation to use their services and may wish to compare them against other providers. Should you choose to utilise them PFK will receive a referral fee: Naphens, Bendles LLP, Scott Duff & Co Property Lawyers/Conveyancing Service - completion of a sale or purchase, PFK will receive a referral fee of £120 to £180 per transaction; Pollard & Scott/Independent Mortgage Advisors – arrangement of mortgage & other products/insurances, PFK will receive a referral fee - the average fee earned in 2021 was £233.44; Patrick James Solutions - PFK will receive a fee of £150 per mortgage referral; ETSOS/EPC and Floorplan Providers - EPC and floorplan £66.00, EPC only £24.00, floorplan only £6.00. Mitchells Co Ltd will pay PFK £50 for each property contents referral successfully processed (worth £300 or more in revenue) together with a 5% introduction commission on the hammer price of any goods sold by Mitchells from that referral. All figures quoted are inclusive of VAT.

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