



Woodyard Place | Kings Meaburn





5



3



3



 lunevalley  
ESTATES.



EPC -C



Band E



Freehold





A glorious, stone fronted home that offers 3700 square feet of sumptuous living accommodation, with panoramic vistas across rolling green countryside and over to the majestic Pennines, large gardens that seamlessly blend into lush green open fields, ample parking for all the family and enough space for a growing family to breathe and grow. With a modern heating system that is powered by an Air Source Heat Pump by Joule, which in addition to thick Kingspan insulation, makes the home solid, sound and cosy. All rooms have an adjustable heating control panel which can be adjusted to your own needs. Sounds too good to be true?... Allow me to introduce Woodyard Place! Built in 2017 by the award winning Willan Homes, the property is the largest of 9 homes in this prestigious courtyard. Tucked neatly into the corner, Woodyard Place holds a deceptive secret...The enormous room proportions, the well thought out flow of downstairs living space which offers three spacious reception rooms and a modern, clean lined and elegant Kitchen Diner are all behind that humble frontage.



Open the door, and let Woodyard Place Wow you with all it has to offer, and there is so much to offer! Walking into the cavernous hallway, your toes are treated to cushioned flooring with underfloor heating which runs the entirety of the ground floor. Powered by the Air Source Heat Pump. the cosy ambient temperature welcomes you home. The glass and oak double doors lead your invitingly onto the capacious kitchen diner and the reception rooms whilst a glass and oak balustrade tempts you to explore the upstairs. With Five double bedrooms, two of which are En-suite, a generous and luxurious family bathroom and views that take ones breath away, this beautiful family home is a must see and will rapture and delight anyone looking for a vast family home in the most idyllic setting.



Welcome to this stunning property, where the paved front path with ramped access welcomes you to an elegant Composite front door adorned with three glazed patterned panels. The Entrance Hall immediately captivates with its generous space and light, showcasing beautiful oak glazed doors leading to the dazzling Kitchen Diner, Reception Rooms, and a spacious Study. A convenient downstairs WC, located near the impressive oak and glazed balustrade staircase, accompanies a useful understairs storage cupboard. Underfoot, the underfloor heating system and grey-and-white checkerboard design cushion flooring set the tone for the impressive proportions of the hallway. Step into the heart of the home – the Kitchen Diner. Elegant proportions, neutral colours, and exquisite features characterize this space, highlighted by large porcelain floor tiles and white gloss units complemented by a dark granite work surface. The expansive kitchen island, equipped with additional amenities, seamlessly connects to both lounges and the star of the show, the Garden Room, boasting boundless views of the Pennines. The Family Lounges, with their luxurious ambiance and underfloor heating, offer versatile spaces for large gatherings or intimate relaxation. The Garden Room, featuring a vaulted ceiling and panoramic views, leads to a sandstone flagged patio and a spacious lawned garden. Conveniently accessible from the Kitchen, the Utility Room, warmed by underfloor heating, houses the Air Source Heat Pump and provides laundry space, while a stone arch passageway leads to the outdoors. An adjacent room, currently unused, offers flexible usage possibilities, from a study to a playroom. The Downstairs WC boasts modern sanitaryware, muted tones, and underfloor heating. Ascend the modern staircase to the Upper Floor, revealing an expansive landing area with dual aspect windows. The five Bedrooms and Bathrooms, heated by radiators, are thoughtfully arranged along two corridors. Enter the Master Suite, where dual aspect windows frame spectacular views, and a dressing area leads to a spacious Bedroom decorated in neutral tones. Additional Bedrooms, each with unique views and features, provide ample space and comfort. The Family Bathroom, adjacent to Bedroom Three, offers tranquility and storage. Outside, the spacious lawned garden and flagged patio offer a perfect play area, with stunning views of the open countryside. Parking is convenient with designated spaces and access to a rear parking area. Woodyard Place, a 2017 development by Willan Homes, features an Air Source Heat Pump, shared septic tank, and a management company ensuring exterior maintenance. Superfast Broadband adds a modern touch to this exceptional property.

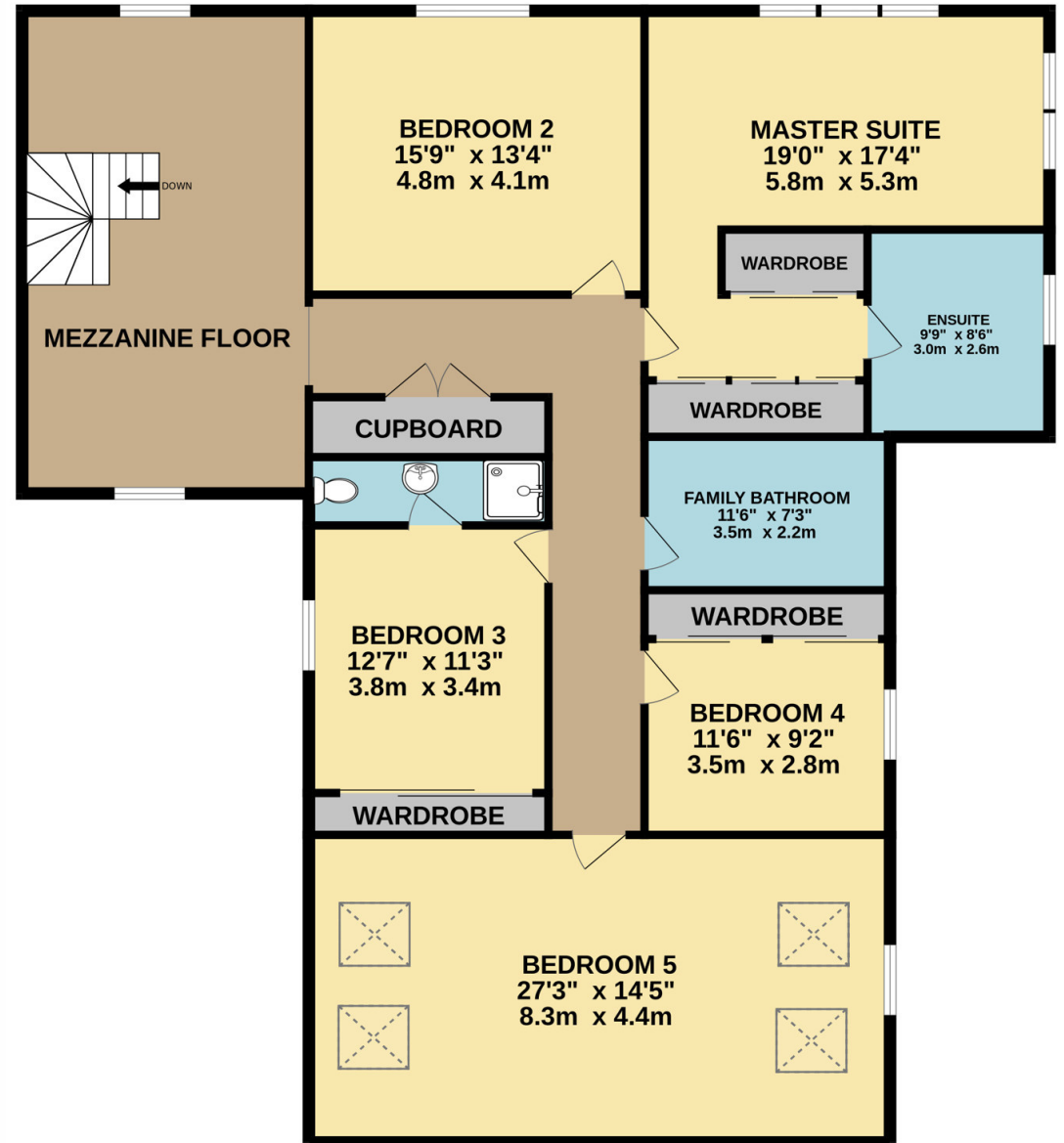




**GROUND FLOOR**  
1810 sq.ft. (168.2 sq.m.) approx.



**1ST FLOOR**  
1905 sq.ft. (177.0 sq.m.) approx.



# The Essentials



White Horse  
*0.1 miles*



Spar  
*5.1 miles*



Mill Yard Cafe  
*2.7 miles*



Boots  
Pharmacy  
*5.0 miles*





# lunevalley

ESTATES.



*Scan to visit our website!*

Suite 8, Willow Mill, Caton, LA2 9RA  
01524 256625  
team@lunevalleyestates.com  
lunevalleyestates.com