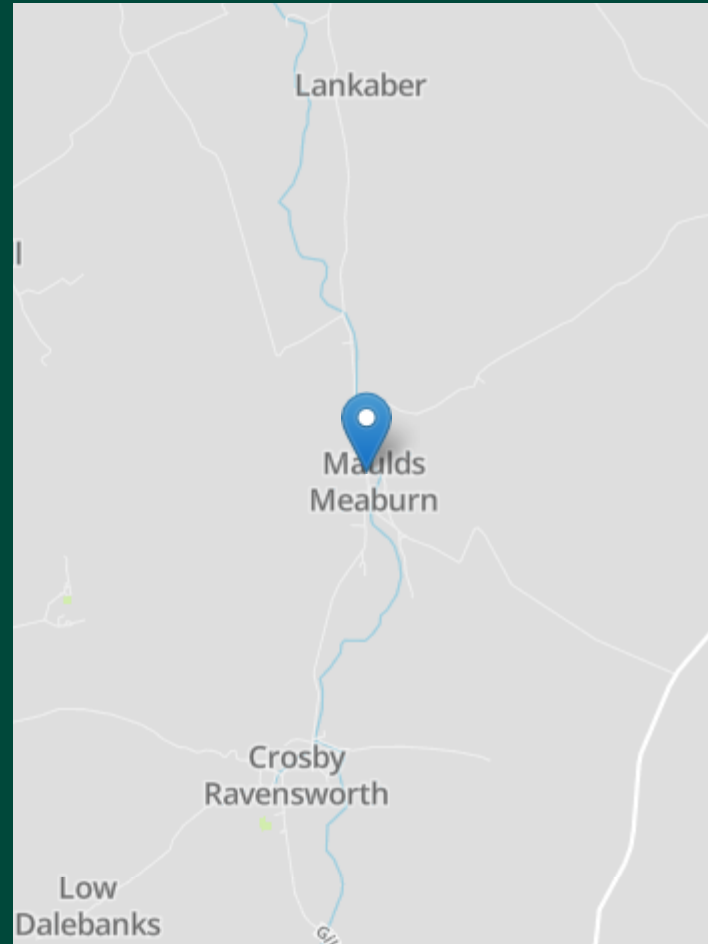


Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100)	A		
(81-91)	B		87
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G	12	
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	



Floor 0

Floor 1

Approximate total area⁽¹⁾
476.99 ft²
44.31 m²

Reduced headroom
72.56 ft²
6.74 m²

(1) Excluding balconies and terraces

☐ Reduced headroom (below 1.5m/4.92ft)

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

GIRAFFE360



The Brew House, Maulds Meaburn, Penrith, Cumbria, CA10 3HN

- Charming stone cottage
- Council Tax: assessed for business use
- Holiday let restriction applies
- Tenure: freehold
- Open views across the green
- EPC rating G

Penrith Farmers' & Kidd's plc for themselves and for the vendor of this property whose agents they are given notice that:

- 1: The particulars are produced in good faith, are set out as a general guide only and do not constitute any part of a contract;
- 2: No person in the employ of Penrith Farmers' and Kidd's plc has any authority to make or give any representation or warranty in relation to this property;
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01768 862135

penrith@pfk.co.uk

www.pfk.co.uk

LOCATION

Situated in the attractive, unspoilt rural village of Maulds Meaburn in the Lyvennet Valley, The Brew House is ideally placed for exploring the Lake District, Eden Valley and the Yorkshire Dales. Being only a ten minute drive from the A66 and less than fifteen to Appleby-in-Westmorland, owners and guests don't have to travel far to access amenities, main transport links and the wider trunk roads of the M6 & A1.

In the nearby villages of Kings Meaburn and Crosby Ravensworth you will have access to two widely renowned public houses together with miles of walks, tracks and open countryside surrounding both villages. From Appleby, you can access the scenic Settle to Carlisle railway line and either head north or south for business or leisure purposes depending on your preference.

PROPERTY DESCRIPTION

The Brew house is a successful holiday cottage located in the charming village of Maulds Meaburn, within The Yorkshire Dales National Park. Offering open plan living downstairs with a cosy bedroom on the first floor, this barn conversion is the image of country holidays. Externally the property benefits from a walled yard with seating area and woodfired hot tub.

ACCOMMODATION

Entrance

Accessed via a part glazed wood door, directly into the kitchen.

Kitchen

3.98m x 2.14m (13' 1" x 7' 0") With stairs leading to the first floor, exposed stone wall detailing and spotlighting. Fitted with a good range of base units with complementary solid wood work surfacing and upstands, incorporating sink and drainer unit with mixer tap. Integrated electric oven with hob over, slimline dishwasher, under counter fridge and electric heater. To the side of the kitchen is a small conservatory area with heater, used as a dining nook.

Lounge

3.63m x 3.31m (11' 11" x 10' 10") A cosy lounge with a log burning stove in a recessed stone hearth with wood mantel, electric heater and dual aspect windows with wood lintels.

Wet Room

1.87m x 2.11m (6' 2" x 6' 11") A wet room fitted with with mains shower, wall mounted wash hand basin and concealed cistern WC.. Part tiled walls, vertical heated chrome towel rail and underfloor heating.

FIRST FLOOR

Bedroom

3.59m x 3.48m (11' 9" x 11' 5") An attractive, dual aspect double bedroom with electric heater, exposed beams, wood flooring and feature wood detailing throughout. The bedroom also benefits from an additional seating area/reading nook to the side. (1.44m x 2.14m (4' 9" x 7' 0") with Velux window.

EXTERNALLY

Garden

To the front of the property, there is a walled yard area laid to slate chippings, with an attractive seating area, wood store and wood fired hot tub. To the rear, there is a small area of garden.

ADDITIONAL INFORMATION

Holiday Let Clause

Please note this property is subject to a holiday let clause: The premises shall be used for holiday let accommodation only and for no other purposes (including any other purpose in Class C of the Schedule to the Town and Country Planning (Use Classes) Order 1987 or in any provision equivalent to that Class in any statutory instrument revoking and re-enacting that Order with or without modification. For the avoidance of doubt the premises shall not be used at any time as a sole and principal residency by any occupants, and the premises shall not be used as a second home by any person.

Referrals and Other Payments

PFK work with preferred providers for 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: Napthens, Bendles LLP, Scott Duff & Co Property Lawyers/Conveyancing Service - completion of sale or purchase - £120 to £180 per transaction; Pollard & Scott/Independent Mortgage Advisors – arrangement of mortgage & other products/insurances - average referral fee earned in 2022 was £260.48; M & G EPCs Ltd - EPC/Floorplan Referrals - EPC & Floorplan £35.00, EPC only £24.00, Floorplan only £6.00. All figures quoted are inclusive of VAT.

SALE DETAILS

Services: Mains electricity, water & drainage. Electric heating and double glazing installed throughout. Telephone line installed subject to BT regulations. Please note: The mention of any appliances/services within these particulars does not imply that they are in full and efficient working order.

Viewing: Through our Penrith office, 01768 862135.

Directions: From Penrith, head south along the A6 through Eamont Bridge and then take the left turn signposted Clibum. Continue through Clibum and after approximately 2 miles, turn right and continue through Kings Meaburn. Bear right on to Little Beck Lane, following the road until the end. At the junction bear left and continue into the village for approximately 0.5 mile and the Brew House can be found on the right.

