



# Weir House

Maulds Meaburn







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ESTATES.



# Weir House



Nestled in the enchanting village of Maulds Meaburn, cradled by the serene beauty of the Lyvennet Valley within the Westmorland Dales National Park, Weir House stands as a strikingly elegant, stone-fronted home.

This modern yet timeless residence commands a picture-perfect view over the gently flowing river, the lush village green, and the rolling countryside that stretches far beyond the horizon.



Modern comforts are seamlessly woven throughout, including efficient LPG central heating, durable UPVC double glazing, and the aforementioned stove, which adds both character and heart to the home. Weir House isn't just a residence — it's a lifestyle, wrapped in the soul-soothing embrace of one of Cumbria's most idyllic locations.



3 BEDS



3 BATHS

- Designed with both charm and functionality in mind, the home's layout is cleverly reversed to make the most of its breathtaking surroundings.
- Offers LPG central heating via a condensing boiler, UPVC double glazing, multi fuel stove and mains water, electricity & drainage.





Take a closer look...

Property Type:

*Semi-Detached*

Square Footage:

*Tbc sqft*

Council Tax Band:

*E*

EPC Rating:

*F*

Tenure:

*Freehold*

# Why Maulds Meaburn?



Drive your way through some of the most spectacular countryside — from fells and rolling hills to green and lush fields. Wind through country lanes where sheep graze and rivers flow. Your senses awaken with the clean air and soothing sounds as you follow the lanes to Maulds Meaburn.

A hidden gem in the Yorkshire Dales National Park where your neighbours become friends and life has that slower pace. Leave the hustle and bustle behind and enter a more tranquil way of life.





# The Garden



Outside, the property continues to impress. A private driveway offers off-road parking for at least three vehicles and provides direct access to the integral garage, fitted with a sleek automatic roller door.

To the rear, a generous enclosed garden beckons — a tranquil haven for children to play, pets to roam, or for simply savoring the peace of village life.



*Garage*



*Parking*



*Garden*







## The Bedrooms



Upon entering the welcoming hallway, you'll find three generously sized double bedrooms, each radiating warmth and comfort — one of which features its own stylish en-suite shower room.





# Kitchen & Dining Room



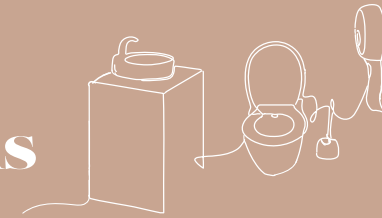
Adjacent to the lounge lies the spacious dining kitchen with ample room for culinary creativity. The stylish farmhouse-style kitchen is ideal for lively gatherings and peaceful morning coffees.







## The Bathrooms

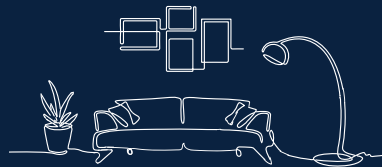


Alongside a conveniently located WC upstairs, the downstairs offers both a beautifully appointed house shower room and a stylish en-suite shower room serving the master bedroom.





# The Lounge



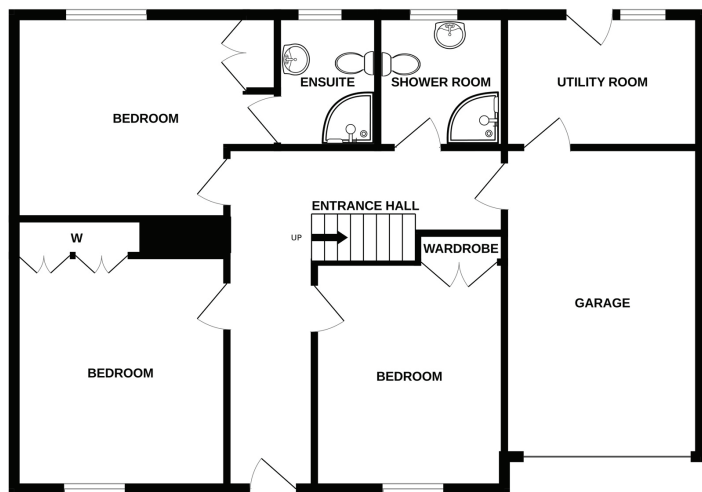
Designed with both charm and functionality in mind, the home's layout is cleverly reversed to make the most of its breathtaking surroundings.

Ascend to the first floor, and you're met with an expansive living room that invites you to unwind while soaking in sweeping, ever-changing views of the natural landscape outside. A majestic multi-fuel stove adds both charm and cozy comfort, making this the perfect retreat in every season.

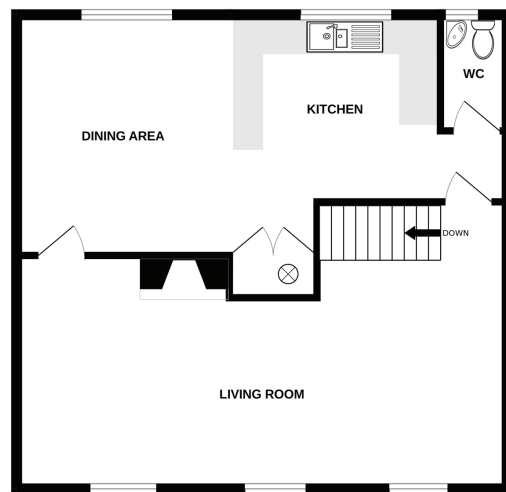




GROUND FLOOR



1ST FLOOR



Total Area: xxxx sq. metres (xxx sq. feet)



## About Lune Valley Estates

Nestled in the heart of the breath-taking Lune Valley we are a professional independent agency specialising in luxury property. We understand the significance of moving home and that both selling your existing home and finding the next one is as much financial as it is emotional. We combine local expertise, a strong network of partners and a proactive approach to ensure you have the best possible experience and can begin the next chapter with excitement.



“Honesty, integrity, and client care are fundamental values stitched into the fabric that makes Lune Valley Estates and we make them a part of everything we do.”







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