

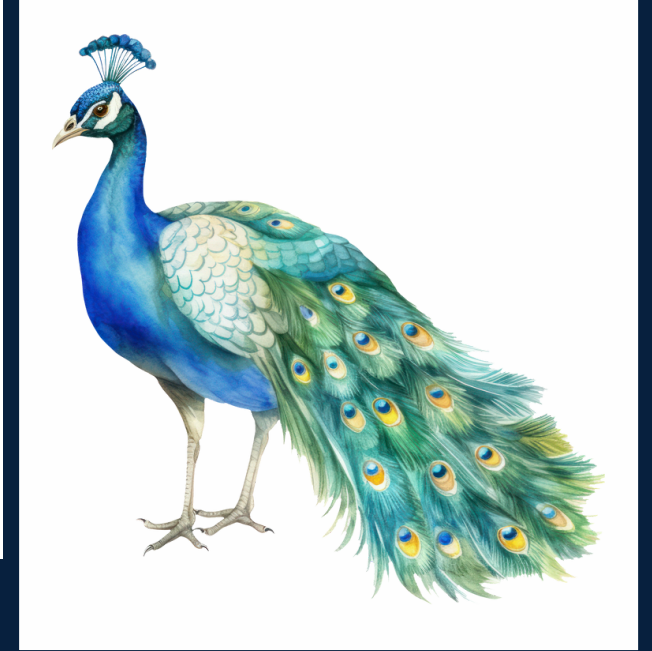


Sockenber Farm Estate

KINGS MEABURN



SOCKENBER FARM ESTATE



Winding your way through some of the most breath-taking scenery that will leave you in awe, and look out over the spectacular mountain ranges that cradle the Eden Valley.

Socketenber Farm Estate is perched above the picturesque village of Kings Meaburn, occupying an elevated position with inspiring views to the southwest and east, where the captivating mountains and fells are a sight to behold.

driving through the tree-lined driveway of Socketenber Park, the magnificent farmhouse emerges in the distance. A farm track leads you uphill, where the calls of resident peacocks welcome you as they display their splendid colours across the expansive lawn.

The crunch of gravel under your car marks your arrival at the courtyard of this remarkable property, revealing the vast potential it holds. The L-shaped stone building, which could be used as a stable block, awaits a refurbishment, and the large stone barn holds the promise of development, subject to the proper planning consents.

Within the estate, we offer three distinct properties for viewing: The converted two-bedroom Granary, currently a holiday let; Socketenber Cottage, brimming with character and charm and three generous bedrooms; and the main residence, Socketenber Farm House, boasting impressive square footage, unrivalled views, a stunning living kitchen diner, and four beautifully appointed bedrooms.



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ESTATES.



Why Kings Meaburn?

SOCKENBER IS JUST A SHORT WALK FROM THE CENTRE OF THE CHARMING VILLAGE OF KING'S MEABURN.

NESTLED IN THE VALLEY OF THE RIVER LYVENNET. IT IS APPROXIMATELY 5 MILES (8.0 KM) FROM APPLEBY-IN-WESTMORLAND AND 10 MILES (16 KM) FROM PENRITH.

THE VILLAGE BOASTS A RICH HISTORY THAT TRACES BACK TO THE ANGLO-SAXON ERA. THE LOCAL PUB STANDS AS THE COMMUNITY'S HUB, OFFERING A FINE PINT IN THE BEER GARDEN OR A HEARTY MEAL. THE ESTEEMED VILLAGE SCHOOL OF CROSBY RAVENSWORTH IS ACCESSIBLE BY A SCHOOL BUS SERVICE THAT PASSES THROUGH THE VILLAGE. MORLAND PRIMARY SCHOOL AND BOLTON PRIMARY SCHOOL AND NURSERY ARE A FEW MINUTES DRIVE AWAY.

THE ARTERIAL ROUTE OF THE A66 IS 7 MINUTES AWAY AND ADDITIONALLY, JUNCTION 38,39 AND 40 OF THE M6 IS JUST A 15-MINUTE DRIVE AWAY, PROVIDING EXCELLENT TRANSPORT LINKS BOTH NORTH AND SOUTH FOR THOSE IN NEED.

Kings Meaburn Village





PARKING



GARDEN



PADDOCKS



SOCKENBER FARM ESTATE PRESENTS A FANTASTIC OPPORTUNITY FOR THOSE INTERESTED IN EQUESTRIAN PURSUITS, WITH FIVE STABLES READY FOR RENOVATION TO RESTORE THE EQUESTRIAN FACILITIES. THE PROPERTY INCLUDES TWO OPEN SHEDS AND A LARGE AGRICULTURAL FARM BUILDING, PROVIDING AMPLE SPACE FOR VARIOUS USES. A NOTABLE FEATURE IS THE STONE BARN, WHICH HAS STORE ROOMS ABOVE AND EXCELLENT POTENTIAL FOR CONVERSION INTO ADDITIONAL ACCOMMODATION. THE GROUNDS ALSO BOAST EXTENSIVE GARDENS BEHIND THE HOUSE AND COTTAGE, FEATURING MATURE TREES, SHRUBS, A STONE WALL, AND A LARGE PAVED SEATING AREA. ADDITIONALLY, THERE ARE THREE SEPARATE PADDOCKS, OFFERING GENEROUS SPACE FOR GRAZING AND OTHER AGRICULTURAL ACTIVITIES.





Sockenber Farm House



Property Type:

Farm House

Square Footage:

1842sqft

Council Tax Band

D

EPC Rating

D

Tenure

Freehold



THERE IS SPACE HERE FOR A LARGE SOFA CONFIGURATION TO ENJOY THE FLAMES OF THE BURNER WHILST WATCHING THE EVER CHANGING SKIES ON THOSE CHILLY WINTER DAYS. THE FLOORING IS CONTINUOUS THROUGH TO THE KITCHEN FROM THE DINING ROOM AND IS HEATED VIA UNDERFLOOR HEATING. ABOVE US WE CAN FIND THREE EXPOSED A FRAMED BEAMS WHICH ARE BOTH ARCHITECTURALLY STUNNING AND SHOWCASE A PERFECT FUSION OF ORIGINAL CHARACTER WITH THE CONTEMPORARY DESIGN OF THE KITCHEN.

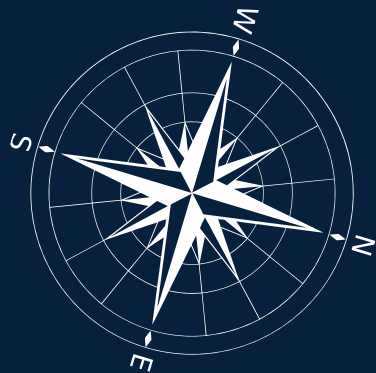
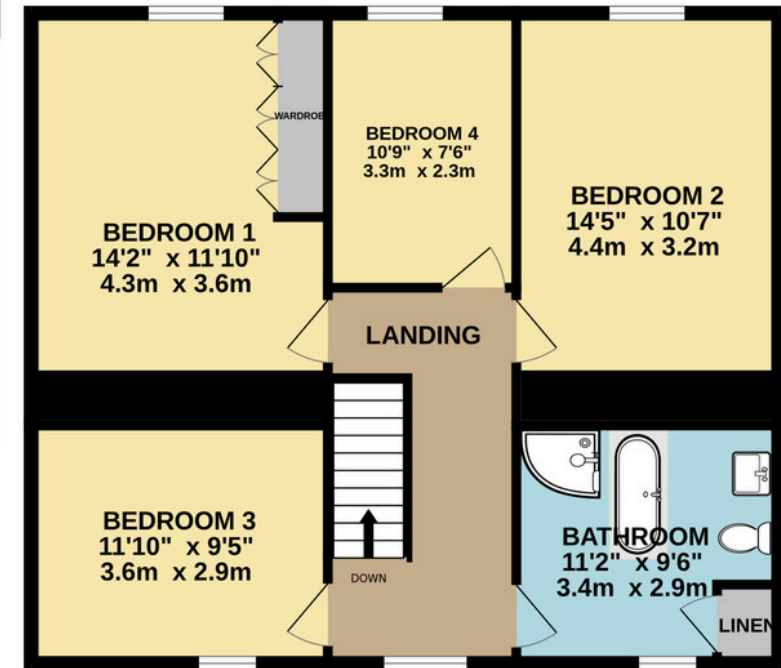
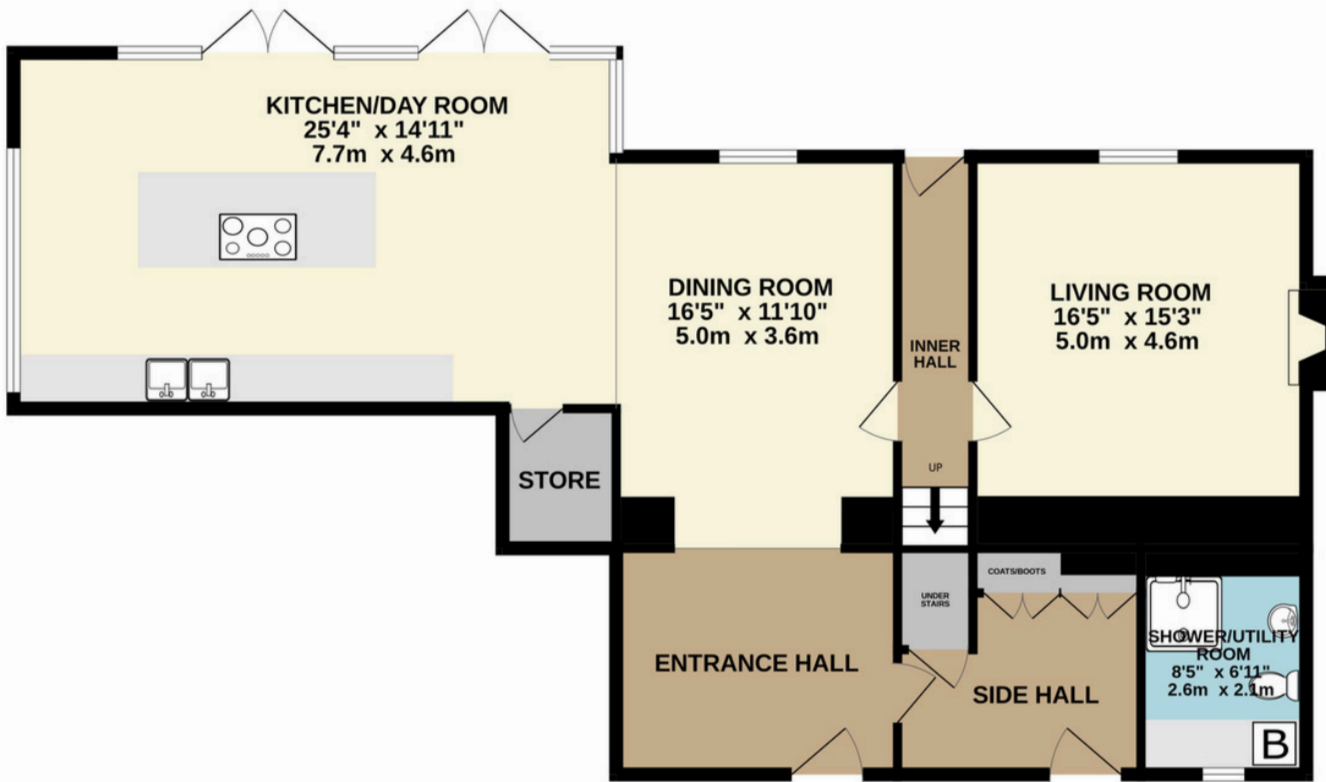


SITTING BETWEEN THE GRANARY TO THE LEFT AND SOCKNEBER FARM COTTAGE TO THE RIGHT, WE HAVE THE MAIN RESIDENCE, SOCKNEBER FARM HOUSE.

A GEORGIAN FARM HOUSE THAT HAS BEEN LOVINGLY REFURBISHED BY THE CURRENT OWNERS. WITH MANY OF THE ORIGINAL FEATURES REMAINING, IT OFFERS A STUNNING MIX OF CHARACTER AND CHARM COMBINED WITH MODERN AND CONTEMPORARY DESIGN THAT IS SIMPLY OUTSTANDING.

WITH FOUR WELL APPOINTED BEDROOMS, AN UPPER FLOOR FAMILY BATHROOM, A LOWER FLOOR MODERN SHOWER ROOM AND UTILITY, A SUMPTUOUS LIVING ROOM WITH A ROARING LOG BURNER SET IN AN INGLENOOK FIREPLACE AND A KITCHEN DINER OF DREAMS WITH A DUAL FACING MULTIFUEL BURNER AND EXPOSED FLUE.

GARDENS FACE TO THE VIEWS OF THE FELS TO THE SOUTH WEST AND WITH ROOM FOR THE FAMILY TO GROW AND THRIVE IN NATURE, THIS HOME IS NOTHING SHORT OF STUNNING...



Total Floor Area: 1842 sq.ft (171.1 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.





Sockenber Farm Cottage



Property Type:

Cottage

Square Footage:

1139_{sqft}

Council Tax Band

A

EPC Rating

E

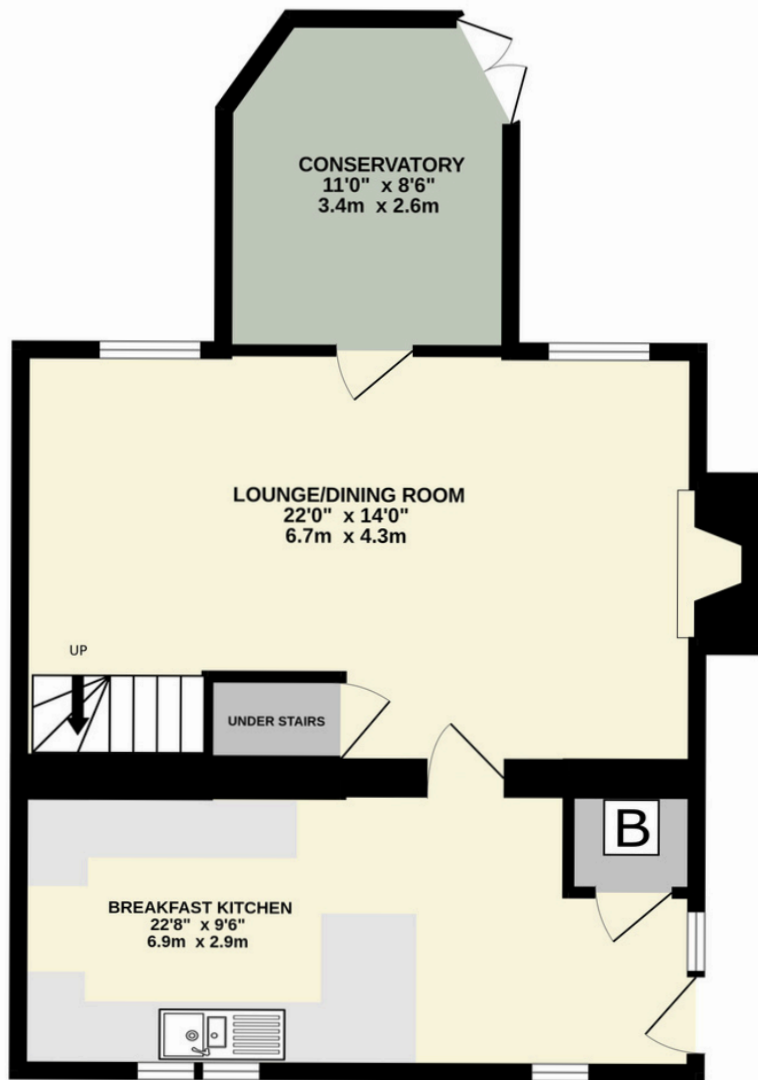
Tenure

Freehold

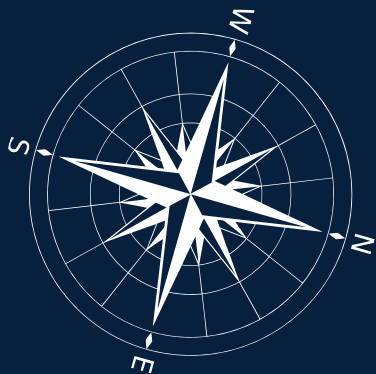
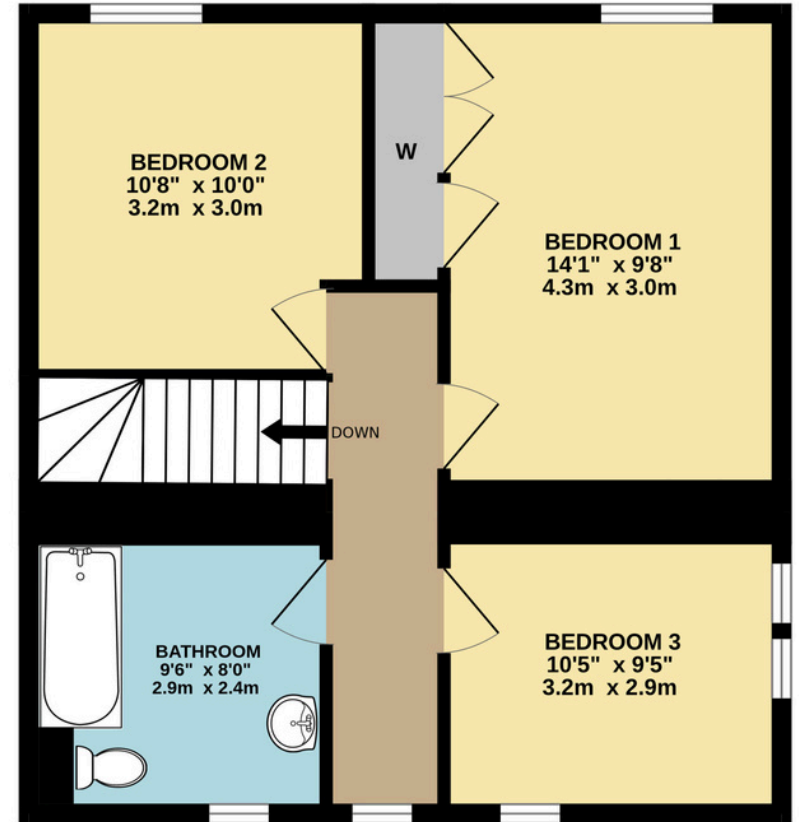




THE COTTAGE, ANNEXED TO THE MAIN HOUSE, BOASTS ITS OWN ENTRANCE THROUGH A UPVC DOOR WITH A SIDE WINDOW THAT BATHES THE KITCHEN IN NATURAL LIGHT. IT HAS UNDERGONE A BEAUTIFUL RENOVATION BY THE CURRENT OWNERS, RENDERING IT SIMPLY STUNNING. PERFECT AS A HOLIDAY RENTAL OR FOR MULTI-GENERATIONAL LIVING ARRANGEMENTS, WHICH IS THE CURRENT USE OF THIS INCREDIBLE COTTAGE. FEATURING THREE BEDROOMS, A FAMILY BATHROOM, A LOVELY LOUNGE WITH SPACE FOR FORMAL DINING, AND A DELIGHTFUL SUNROOM OFFERING VIEWS OF THE EXPANSIVE LAWN AND MATURE GARDENS, SOCKENBER FARM COTTAGE OFFERS A PEACEFUL RETREAT FOR HOLIDAY-GOERS OR THOSE SEEKING THE COMFORT OF HAVING FAMILY MEMBERS LIVING INDEPENDENTLY.



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Total Floor Area: 1139 sq.ft (105.8 sq.m) approx.

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Granary Cottage



Property Type:

Cottage

Square Footage:

995 sqft

Council Tax Band

tbc

EPC Rating

tbc

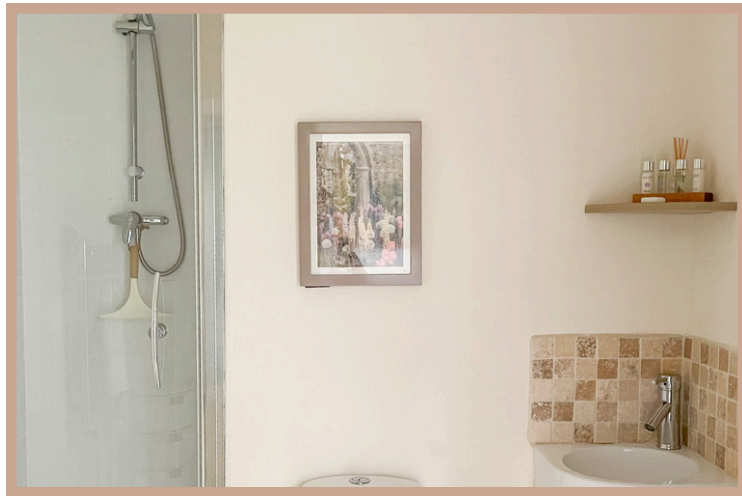
Tenure

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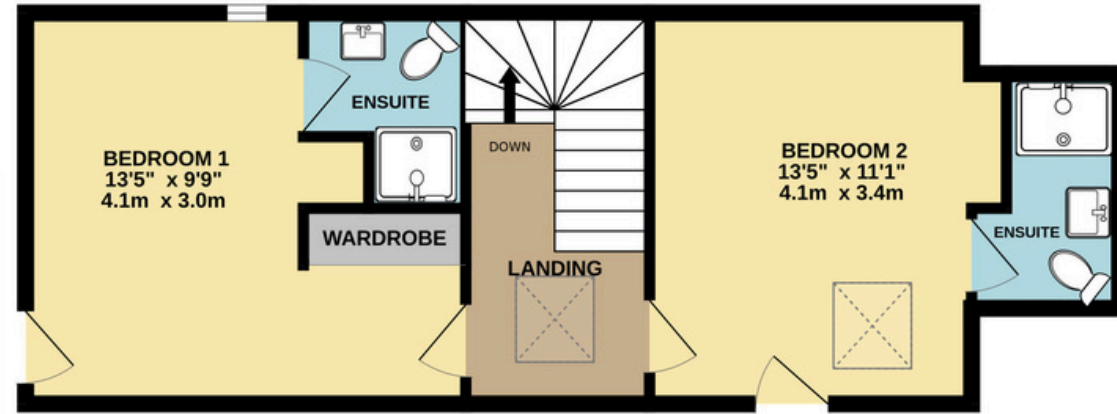
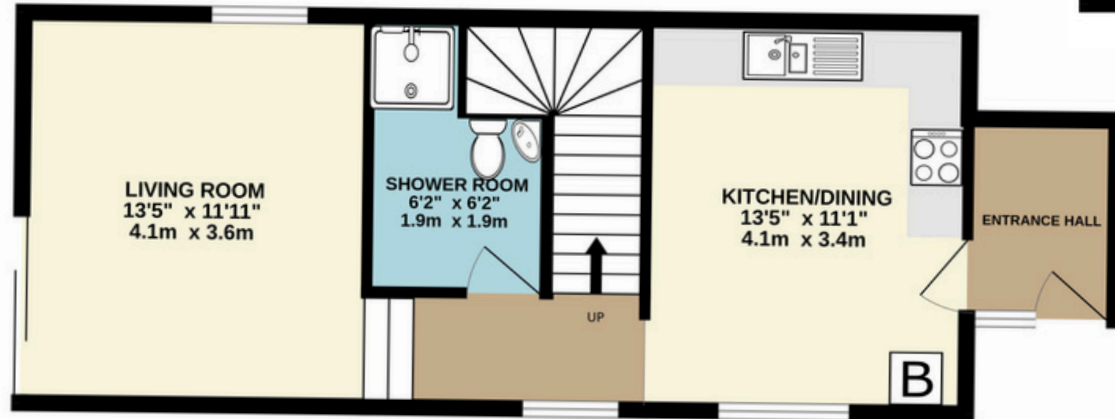
A WONDERFUL CONVERSION WHICH HAS BEEN MUCH IMPROVED BY THE CURRENT OWNERS AND HAS BEEN UTILISED AS A HOLIDAY LET, WHICH YIELDED AN IMPRESSIVE INCOME. WITH A DINING KITCHEN, A BEAUTIFUL FAMILY LOUNGE, THREE BEDROOMS, THREE INCREDIBLE SHOWER ROOMS; ONE ON THE GROUND FLOOR AND STUNNING VIEWS OVER TO THE SOUTH-WEST. THE GRANARY IS AN IDEAL SPACE TO RENT OUT FOR PAYING GUESTS, USE AS A RESIDENTIAL LET OR FOR MULTIGENERATIONAL LIVING. WALKING IN THROUGH A SOLID OAK DOOR WE ARE GREETED WITH A GOOD SPACE WHERE WE CAN HANG COATS AND HIDE WALKING BOOTS AFTER A DAY ON THE FELS. THE KITCHEN DINER EXUDES A FUSION OF MODERN AND RUSTIC STYLE AND HAS BEEN THOUGHTFULLY CONSIDERED FOR OPTIMISING SPACE AND DESIGN.





1ST FLOOR

GROUND FLOOR



Total Floor Area: 955 sq.ft (88.7 sq.m) approx.

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WHERE CAN I FIND...



The Closest School?

The schools of Crosby Ravenswoth., Morland and Bolton Village are a short drive away and the school bus for Crosby is accessible at the end of the lane



Somewhere Nice to Walk the Dog?

At the rear of the property an ample walk into Bolton Village can be found. The perfect scenic walk right on your doorstep!



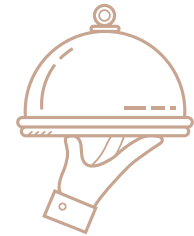
The Local Shop?

The local amenities of Appleby are just 6.8 miles from your doorstep. Great for those essentials!



A Refreshing Pint?

The New Crown Inn is waiting for you after a lovely walk of 4.2 miles or stay local and enjoy the beer garden of The White Horse Inn



A Delicious Meal?

The White Horse Inn is just 0.8 miles round the corner, you could be back home in under 5 minutes!



Your Local Property Experts?

Our lovely Eden Valley Representative Katrina is Available via Email or phone 7 Days a week!



Sockenber Farm Estate, Kings Meaburn, Penrith CA10 3BT

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