



## Smoot Garth

Kings Meaburn, Penrith, CA10 3BL

Offers Over £380,000



- Characterful Barn Conversion within the Lyvennet Valley
- Stunning Open-Plan Living, Dining & Kitchen with Adjoining Utility Room
- Three Double Bedrooms with Master En-Suite Shower Room
- Lawned Front Garden & Rear Patio Garden
- Ideal Main Home, Second Home or Holiday Let Property
- Finished to Exceptional Standards & Outstanding Presentation
- Vaulted Ceiling with Exposed Beams and Exposed Stone Chimney Breast to the First Floor
- Luxurious Four-Piece Family Bathroom
- Two Allocated Parking Space within the Courtyard
- EPC - C

# Smoot Garth

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This beautifully converted barn offers exceptional reverse-level living, finished to the highest standards and providing spacious, high-quality accommodation ideal for those seeking a truly special home. A showcase of superb craftsmanship and rich character features throughout, the standout space is the stunning open-plan kitchen, dining, and living area on the first floor, every element of which has been thoughtfully designed and impeccably maintained. The ground floor hosts three generous double bedrooms, including a luxurious master with en-suite, alongside a stylish four-piece family bathroom. Outside, the property enjoys a charming front garden and a low-maintenance rear patio garden, with allocated parking for two vehicles located within a courtyard area to the rear. Nestled beautifully within the picturesque Lyvennet Valley, this property is perfectly suited as a main residence, second home, or holiday investment.

The accommodation, which has central heating via air-source heat pump and double glazing throughout, briefly comprises an open-plan living, dining & kitchen and a utility room to the first floor with a hallway, three bedrooms, en-suite and family bathroom to the ground floor. Externally there is a garden to the front and a patio garden to the rear. EPC - C and Council Tax Band - D.

Tucked away in the picturesque Eden Valley, Kings Meaburn is a charming village that offers the perfect blend of rural tranquillity and community spirit. Surrounded by rolling countryside, it's a haven for walkers, cyclists, and nature lovers, with the Lake District and Pennines close by. The village itself features pretty period homes, a welcoming pub, and a friendly, close-knit feel. Just a short drive away, Penrith provides a range of shops, schools, and excellent transport links via the M6 and West Coast Main Line. Kings Meaburn is ideal for those seeking a quieter pace of life, without compromising on convenience or connection.



## FIRST FLOOR:

### LIVING, DINING & KITCHEN

#### Living Area:

Feature central stone chimney breast with multi-fuel stove inset, radiator, double glazed window to the front aspect, three double glazed windows to the rear aspect and a double glazed Velux window.

#### Dining Area:

Entrance door from the rear patio garden with double glazed windows either side, stairs down to the ground floor hallway with glass balustrades, recessed spotlights, radiator, vaulted ceiling with exposed beams and three double glazed windows to the front aspect.

#### Kitchen Area:

Fitted kitchen comprising a range of base and drawer units with central island and breakfast bar, all benefitting matching worksurfaces and upstands above. Two integrated electric ovens, electric hob, extractor unit, integrated dishwasher, space for an American style fridge freezer, one and a half bowl stainless steel sink with mixer tap, recessed spotlights, vaulted ceiling with exposed beams, six double glazed windows to the front/side aspects, double glazed Velux window and an internal door to the utility room.

### UTILITY ROOM

Fitted base units with worksurface above. Space and plumbing for a washing machine, space for a tumble drier, one bowl stainless steel sink with mixer tap, recessed spotlights, radiator and a double glazed window to the rear aspect.

## GROUND FLOOR:

### HALLWAY

Stairs down from the first floor dining area, internal doors to three bedrooms and family bathroom, external door to the front garden, recessed spotlights, two radiators and an under-stairs cupboard. The under-stairs cupboard includes the water cylinder internally.

### MASTER BEDROOM & EN-SUITE

#### Master Bedroom:

Double glazed window to the side aspect, radiator, exposed beam to the ceiling and an internal door to the en-suite.

#### En-Suite:

Three piece suite comprising a WC, wall-mounted wash basin and a quadrant shower enclosure benefitting a mains shower. Part-tiled walls, chrome towel radiator, recessed spotlights and an extractor fan.

### BEDROOM TWO

Double glazed window to the front aspect, radiator and an exposed beam to the ceiling.

### BEDROOM THREE

Double glazed window to the front aspect and a radiator.

### FAMILY BATHROOM

Four piece suite comprising a WC, wall-mounted wash basin, bathtub and shower enclosure benefitting a mains shower. Part-tiled walls, chrome towel radiator, recessed spotlights, extractor fan and an obscured double glazed window.

## EXTERNAL:

#### Front Garden:

A lawned front garden with stone wall to the boundaries. A paved pathway leading from the side access road towards the front door.

#### Rear Patio Garden:

A fully-paved patio area benefitting from paved steps to the rear entrance door along with further paved steps down to a small yard area, which includes the air-source heat pump along with timber garden shed.

#### Parking:

Two allocated parking spaces within the courtyard area. Please request a copy of the title plan for illustration.

## WHAT3WORDS

For the location of this property please visit the What3Words App and enter - cookies.wrist.joints

## AML DISCLOSURE

Agents are required by law to conduct Anti-Money Laundering checks on all those buying a property. Hunters charge £24 (including VAT) for an AML check per buyer. This is a non-refundable fee. The charges cover the cost of obtaining relevant data, any manual checks that are required, and ongoing monitoring. This fee is payable in advance prior to the issuing of a memorandum of sale on the property you are seeking to buy.

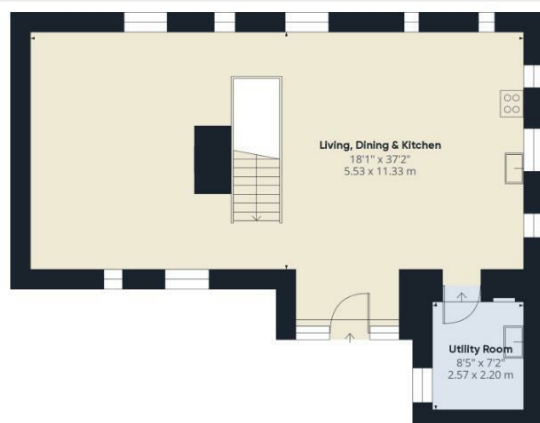
## PLEASE NOTE

The property is serviced via septic tank.

## Floorplan



### Ground Floor



Floor 1

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HERE TO GET *you* THERE

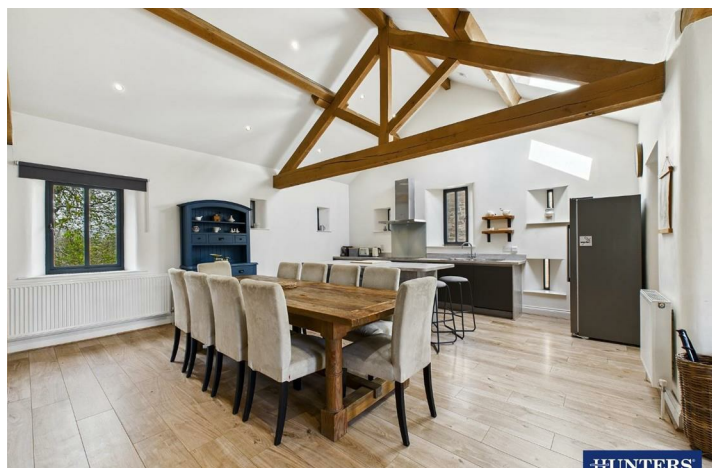
**Approximate total area<sup>(ii)</sup>**  
1385.96 ft<sup>2</sup>  
128.76 m<sup>2</sup>

(1) Excluding balconies and terraces

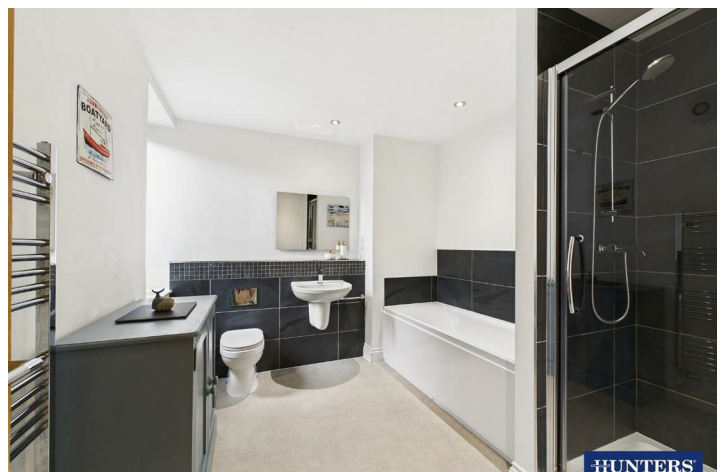
While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

Calculations are based on RICS IPMS 3C standard.

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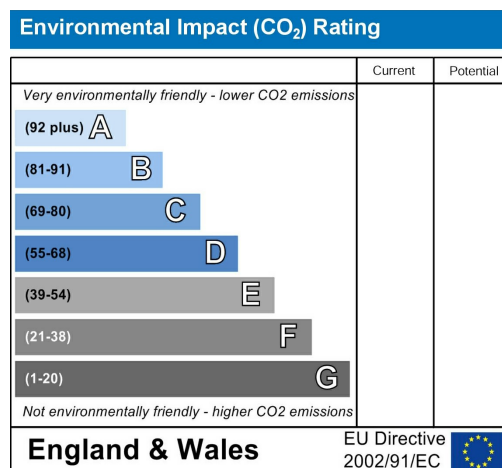
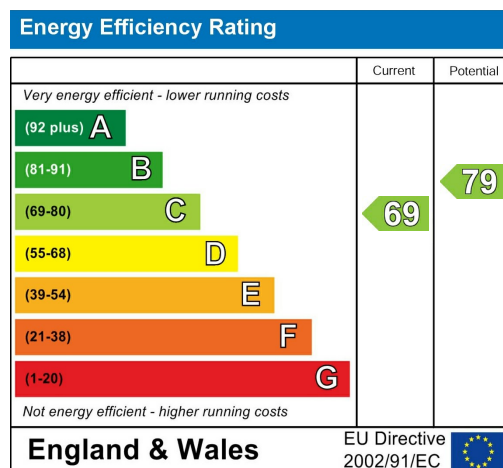








## Energy Efficiency Graph

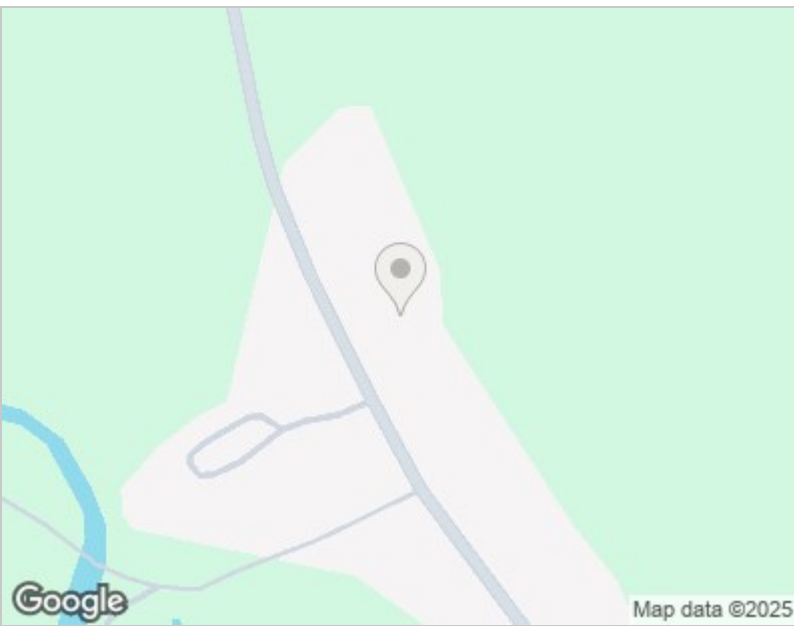


## Viewing

Please contact our Hunters Carlisle & South West Scotland Office on 01228 584249 if you wish to arrange a viewing appointment for this property or require further information.



Road Map



Hybrid Map



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These particulars are intended to give a fair and reliable description of the property but no responsibility for any inaccuracy or error can be accepted and do not constitute an offer or contract. We have not tested any services or appliances (including central heating if fitted) referred to in these particulars and the purchasers are advised to satisfy themselves as to the working order and condition. If a property is unoccupied at any time there may be reconnection charges for any switched off/disconnected or drained services or appliances - All measurements are approximate. THINKING OF SELLING? If you are thinking of selling your home or just curious to discover the value of your property, Hunters would be pleased to provide free, no obligation sales and marketing advice. Even if your home is outside the area covered by our local offices we can arrange a Market Appraisal through our national network of Hunters estate agents.

56 Warwick Road, Carlisle, Cumbria, CA1 1DR  
Tel: 01228 584249 Email: [centralhub@hunters.com](mailto:centralhub@hunters.com)  
<https://www.hunters.com>

