



2 Cobblestone Corner, Penrith, CA10 3BG

£1,400 Per month





2 Cobblestone Corner

Penrith, CA10 3BG

- Charming single-storey stone barn conversion, Barley Croft Barn, in the heart of Morland village, Eden Valley
- Two double bedrooms, including a principal bedroom with private en-suite
- Spacious open-plan kitchen diner with breakfast bar, ideal for entertaining
- Separate utility room for added practicality
- Detached stone garage with private parking
- Approx. 144 sq m (1,548 sq ft) total including detached garage
- Vaulted ceilings and exposed original beams throughout the living spaces
- Private enclosed rear garden with patio and gravelled seating area, backing onto open farmland
- Family bathroom plus en-suite — two bathrooms in total
- Sought-after village location with café, school, church, playground and scenic walks — plus the Crown Inn pub reopening soon after renovation

Barley Croft Barn, 2 Cobblestone Corner, is a beautifully converted stone barn forming part of a characterful cluster of traditional agricultural buildings in the heart of Morland village. The property offers single-storey living throughout, with a generous gross internal area of approximately 144 sq m (1,548 sq ft), including the detached garage. Exposed ceiling beams, vaulted ceilings and traditional stone walls have been retained throughout, giving the accommodation genuine barn-conversion character while offering a modern, well-appointed interior.

Directions

What3words: ///plugs.friday.blanket



About the property

The property is arranged entirely on one level and comprises: an entrance porch/hallway leading into a spacious open-plan kitchen diner with a fitted breakfast bar, integrated double oven, and tiled splashbacks; a generous lounge with vaulted ceiling and exposed timber beams; a principal bedroom (4.88m x 3.88m) with its own en-suite shower room; a second double bedroom (4.56m x 3.64m); a family bathroom with bath and separate walk-in shower; and a useful utility room off the kitchen. The layout flows well for single-level living, with all rooms accessed from a central hallway.

Lounge	19'7" x 16'11" (5.98 x 5.16)
Kitchen Diner	11'8" x 26'6" (3.58 x 8.10)
Utility	5'10" x 6'2" (1.80 x 1.89)



Entrance Hall	6'0" x 5'4" (1.83 x 1.63)
Principal Bedroom	16'0" x 12'8" (4.88 x 3.88)
Principal Ensuite	5'1" x 5'6" (1.55 x 1.68)
Bedroom Two	14'11" x 11'11" (4.56 x 3.64)
Bathroom	10'4" x 4'4" (3.16 x 1.33)
Garage	9'6" x 19'9" (2.90 x 6.02)

Outside

Barley Croft Barn benefits from a private, enclosed rear garden — a real bonus for a barn conversion. A paved patio steps down to a gravelled seating area, ideal for a table and chairs, bordered by mature stone walling, established planting and timber trellis fencing for privacy, with open farmland views beyond. To the front, the property sits within a stone-walled plot with post-and-rail timber fencing and a gated entrance, plus the separate detached stone garage (2.90m x 6.02m, approx. 17 sq m/188 sq ft) with parking.

Location

Morland is a picturesque and historic village in the Eden Valley, around 7 miles south-east of Penrith, set amid rolling countryside between the Lake District, the Pennines and the Yorkshire Dales. The village has a strong sense of community and includes the Mill Yard Café (breakfasts, lunches and Friday pizza nights), St Laurence Church (home to the only Saxon tower in north-west England), a primary school, a children's playground, and a network of way-marked walks direct from the village. The Crown Inn, the village pub, is currently closed for renovation and is expected to reopen soon, which will be a welcome addition back to local amenities. Penrith itself, with its mainline rail station, supermarkets and wider shops/services, is a short drive away.

Services

Mains electricity and mains water/drainage serve the property with oil fired central heating.

Please Note



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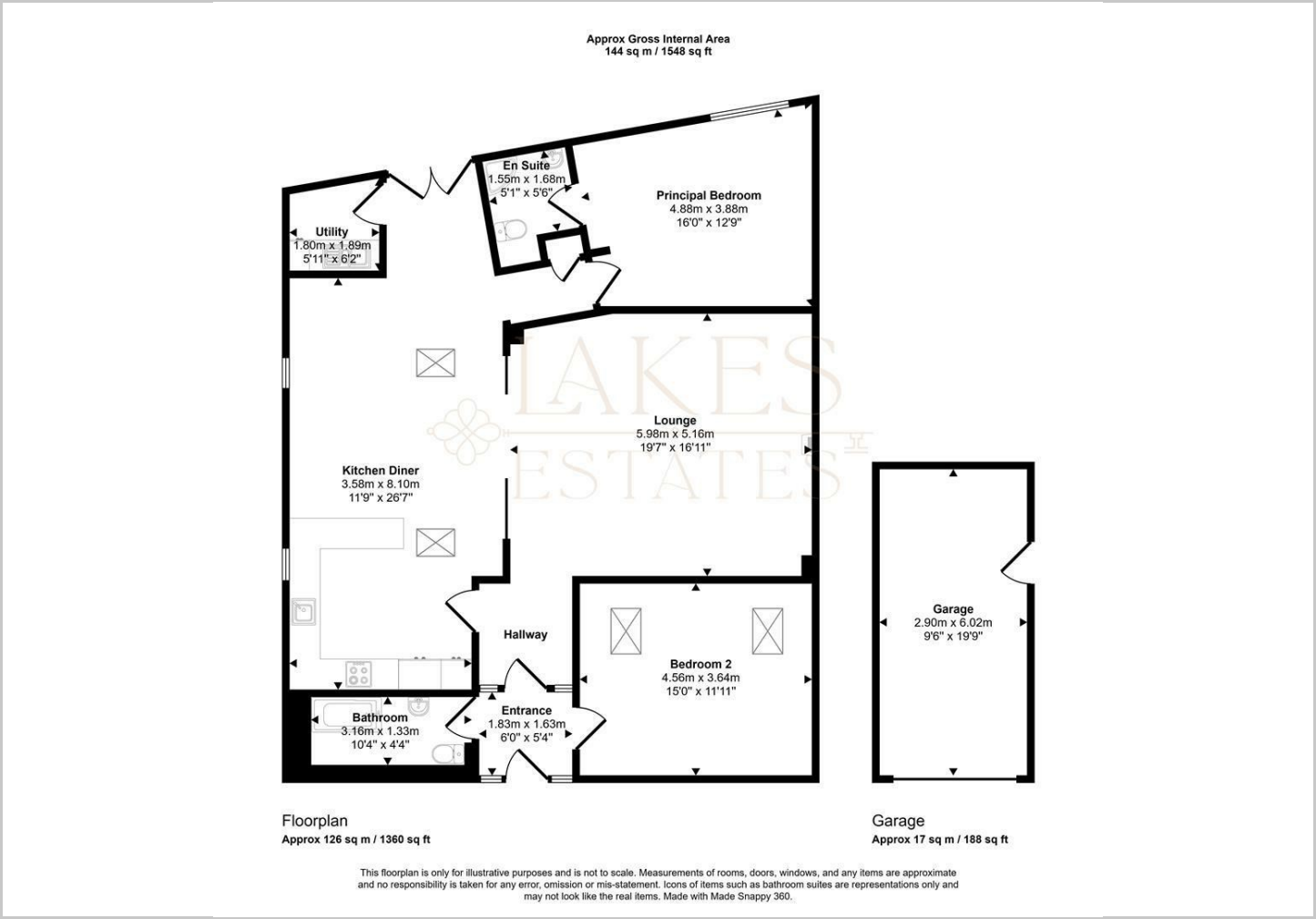
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Floor Plans



Viewing

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Location Map



Energy Performance Graph

