



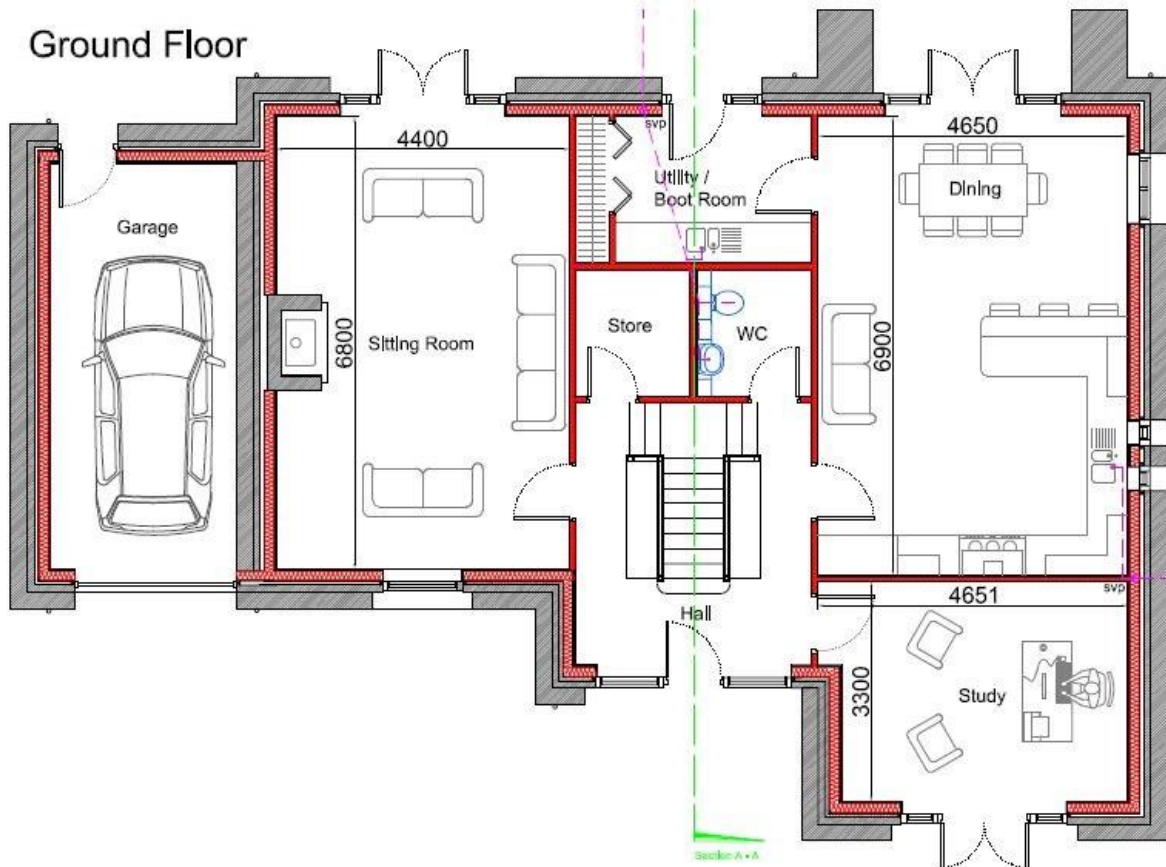
## 4 Smoot Garth

Kings Meaburn, Penrith, Cumbria, CA10 3BU

Stunning 4 bedroom family home, under construction, located in Kings Meaburn, in the beautiful Lyvennet Valley. Handy for the Lake District and Yorkshire Dales, by renowned local builders Lanquest. A superb opportunity to acquire this individually designed character property. An early potential purchaser would have a number of options on fittings and finishes.

Negotiation options are also available to purchase at any stage of the development. Please ask for further details.

**Offers In The Region Of £475,000**



- ❖ 4 Bedrooms
- ❖ Entrance Hall
- ❖ Lounge
- ❖ Study
- ❖ Kitchen/ Diner
- ❖ Utility Room
- ❖ 2 Bathrooms
- ❖ Ensuite
- ❖ Gardens
- ❖ Garage

Situated in a small development to the fringe of the Westmorland village of Kings Meaburn, handy for Penrith, the Lake District and Yorkshire Dales a soon to be completed, interestingly designed 4 bedroomed, detached house ideal as a family home or weekend retreat.

Occupying a prominent position in the centre of the village Smoot Garth is a small farm conversion of high quality, craftsmen built homes. Specialists in using local materials and creating properties that are in keeping with the surrounding environment Lanquest Builders of Ravenstonedale ([www.lanquestproperties.co.uk](http://www.lanquestproperties.co.uk)) have built a reputation for

stunning rural properties with an aim to "blend the old and the new to create a dream home".

Number 4 Smoot Garth occupies a prominent position in the development and with it's elevated position has stunning views over the Eden Valley to the Pennines.

It has been designed to maximise the light and views. With generous accommodation it will make an ideal home for a growing family or for an investment as a second home in this popular area.

Kings Meaburn is a lovely rural community located above the beautiful Lyvennet. A conservation village it is approached by quiet country lanes, the surrounding countryside remains largely unspoilt. The village has a village institute, old pub with post office and chapel.

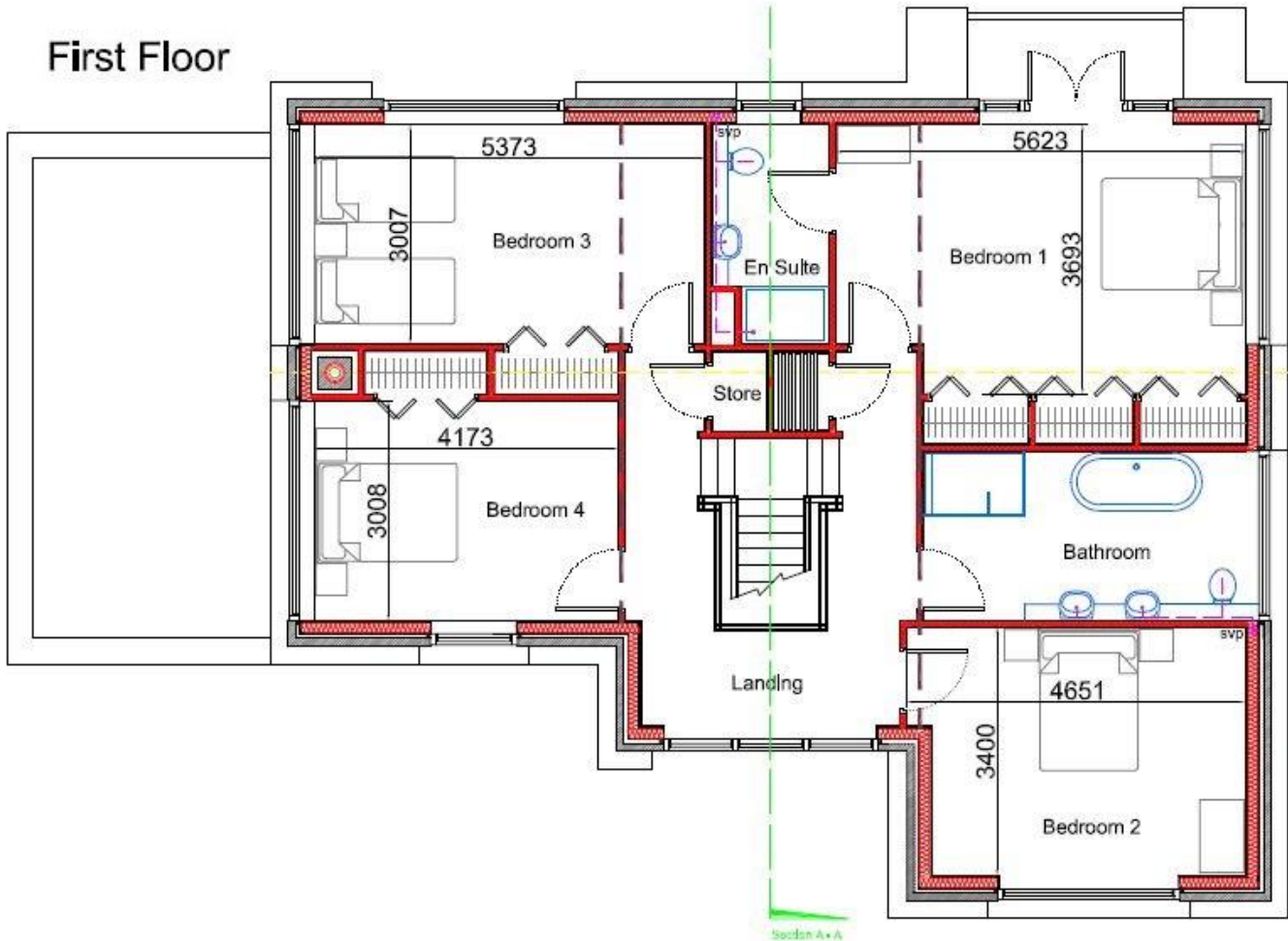
It has good access to the market towns of Penrith (approx 8 miles) and Appleby (approx 6 miles) and easy access to the M6 Junctions 38, 39 and 40. With a good range of excellent primary and secondary schools within the area.

#### DIRECTIONS

From Penrith take the A66 Appleby/Scotch Corner road and proceed for approx. 4 miles. Turn left off the dual carriageway signposted for Morland. Follow the Morland signs until picking up signs for Kings Meaburn and follow these to the village.

On entering the village Smoot Garth is on the left just before the village pub, The White Horse Inn.

## First Floor



### PARTICULARS

An early potential purchaser would have a number of options on fittings and finishes.

Negotiation options are also available to purchase at any stage of the development. Please ask for further details.

### GROUND FLOOR

**ENTRANCE HALL** With stairs leading to first floor. Door leading to a storage cupboard and another to a separate downstairs WC and wash hand basin.

**LOUNGE** 6.8m x 4.4m (22'4" x 14'5") With a stone built fireplace with multifuel stove. French doors leading to the rear. Sealed unit double glazing in wooden frames.

**KITCHEN/ DINER** 6.9m x 4.65m (22'8" x 15'3") With a range of fitted units with 1½ bowl single drainer sink unit and breakfast bar. With French doors leading to garden at rear. Door leading to utility room.

**UTILITY ROOM** With a range of fitted units with 1½ bowl single drainer sink unit. Cupboard. Door leading to garden.

**STUDY** 4.65m x 3.30m (15'3" x 10'10") French doors leading to the garden at the front.

### FIRST FLOOR

**LANDING** With storage cupboard. Exposed local green Oak trusses, ridge beams and purlins.

**BEDROOM 1** 5.62 x 3.69m (5.62 x 12'1") With a door leading

**BEDROOM 1** 5.62 x 3.69m (5.62 x 12'1") With a door leading to the ensuite and French doors leading to the balcony. Built in wardrobes. Sealed unit double glazing in wooden frames.

**BEDROOM 1 ENSUITE** With a fitted three piece suite comprising low suite WC, pedestal wash hand basin and shower cubicle. Sealed unit double glazing in wooden frames.

**BEDROOM 2** 4.65m x 3.40m (15'3" x 11'2") Sealed unit double glazing in wooden frames.

**BEDROOM 3** 5.37m x 3.07m (17'7" x 10'1") With a built in wardrobe. Sealed unit double glazing in wooden frames.

**BEDROOM 4** 4.17m x 3.00m (13'8" x 9'10") With a built in wardrobe. Sealed unit double glazing in wooden frames.

**BATHROOM** With a five piece suite comprising WC and 2 wash hand basins set in a unit, bath and shower cubicle. Sealed unit double glazing in wooden frames.

**OUTSIDE** Gardens to the front and rear with 2 car parking spaces.

**GARAGE** With a door leading to the rear of the property.

### SERVICES

Mains electric and water. Drainage to a private treatment plant. Air source heat pump.

### COUNCIL TAX

Band To Follow - Eden District Council



**VIEWING**

**Strictly by appointment through our Penrith Office.**

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Tel: 01768 840 619

Email: [penrith@hhking.co.uk](mailto:penrith@hhking.co.uk)

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The Agents have not tested any apparatus, equipment, fixtures and fittings, or services, so cannot verify that they are in working order or fit for the purpose. The buyer is advised to obtain verification from his or her Professional Adviser. References to the Tenure of the property are based on information supplied by the Vendor. The agents have not had sight of the title documents. The buyer is advised to obtain verification from their Solicitor. Prospective purchasers are advised to check the availability of any property before travelling any distance to view.