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## Maughanby Old School, Little Salkeld, CA10 1NP



- **Large Converted and Extended Victorian School Retaining Much of the Original Character**
- **Peaceful Rural Location with Fabulous Views Across the Surrounding Countryside to the Pennines**
- **Living Room, Dining Room, Dining Kitchen + Studio/Gallery**
- **4 Double Bedrooms, Large House Bathroom + 2 Shower Rooms**
- **Large Mature Gardens, Off Road Parking for Several Vehicles Circa 0.5 Acres in Total**
- **Multi Fuel Stoves, Oil Central Heating + Double Glazing**
- **Tenure - Freehold. EPC Rated- D. Council tax Band - E**

**Price £650,000**

Maughanby is a rural area approximately 3 miles from Langwathby and Melmerby, in the beautiful Eden Valley with the glorious backdrop of the Pennines and with the C2C cycle route which passes directly in front of the property, leading to the iconic Hart side climb, with a wealth of excellent cycle routes immediately to hand. Old School is an extended converted Victorian school house bursting with character and offering spacious and flexible accommodation, over 2,400 sq ft and comprising; Entrance Hall, Living Room, Dining Room, Dining Kitchen, Rear Lobby, WC/Shower Room, Utility Room, Ground Floor Bedroom and Shower Room, 3 Further Double Bedrooms, a large contemporary House Bathroom and a first floor Studio/Gallery with multiple options for usage.

This remarkable home is set in grounds of approximately half an acre with Off Road Parking for several vehicles, a beautiful Formal Garden and an Orchard. There is also plenty of space to park a caravan or motorhome.

As well as the glorious views, the property also benefits from Oil Central Heating, Double Glazing and there are multi fuel stoves in the living room and dining room.

### **Location**

From Penrith, head south on King Street to the roundabout and take the first exit on the A686, signposted to Alston. Follow the road into the village of Langwathby and turn left by The Shepherds public house. Follow the road out of Langwathby and through Little Salkeld and drive towards Glassonby. Approximately 1.4 miles from Little Salkeld, the road takes a sharp left turn and there is a traditional road sign marked with Maughanby. Follow the road around the left hand corner and take the first drive on the left to Maughanby Old School.

The what3words for the entrance of the drive are; latched.shrug.dime

### **Amenities**

Maughanby is a rural hamlet surrounded by beautiful open countryside and approximately 8.2 miles from the centre of Penrith and 7.75 miles from Junction 40 of the M6, In the neighbouring village of Langwathby, approximately 3 miles, there is an infant and primary school, Langwathby C of E primary (Ofsted-rated Good), a village shop with Sub Post Office, Church and a public house. There is a railway station on the Settle Carlisle line, giving commuter access to Carlisle and Leeds city centres.

Penrith is a popular market town, having excellent transport links through the M6, A66, A6 and the main West coast railway line. There is a population of around 17,000 people and facilities include: infant, junior and secondary schools - 2 schools, both highly-regarded locally and Ofsted-rated Good; Ullswater Community College (mixed, comprehensive); Queen Elizabeth Grammar School ( mixed, selective). School buses pick up and drop off at the house gates. There are 5 supermarkets and a good range of locally owned and national high street shops. Leisure facilities include: a leisure centre with; swimming pool, climbing wall, indoor bowling, badminton courts and a fitness centre as well as; golf, rugby and cricket clubs. There is also a 3 screen cinema and Penrith Playhouse. Penrith is known as the Gateway to the North Lakes and is conveniently situated for Ullswater and access to the fells, benefiting from the superb outdoor recreation opportunities. Outdoor swimming pools are in nearby Hunsonby (1.6 miles) and Lazonby (3.6 miles)

### **Services**

Mains water and electricity are connected to the property. Heating is oil fired and drainage is to a private system. There is broadband to the property currently provided by Voneus.

### **Tenure**

The property is freehold and the council tax is band E

### **Viewing**

**STRICTLY BY APPOINTMENT WITH WILKES-GREEN + HILL**

### **ACCOMMODATION**

## Entrance

Through a broad heavy timber door, left of which there is a brass pull, to the;

## Vestibule

There is a double glazed window to the side, where hangs the original school bell, sandstone flagged flooring and an electric panel wall heater. Large panel doors open to the dining kitchen and;

## Living Room 23'9 x 18'1 (7.24m x 5.51m)

A cast iron multi fuel stove is set in a large sandstone surround and hearth. The flooring is stripped pitch pine floorboards, uPVC double glazed sash mullion windows give a view across the surrounding countryside to the Pennines and a sliding double glazed aluminium patio door with side window look onto the stone flagged terrace. There are two double radiators, a broadband connection point and a satellite lead. Multi pane glazed double doors open to the;



## Dining Hall 16'8 x 18 (5.08m x 5.49m)

A cast iron wood burning stove is set in a large sandstone hearth and surround. Stairs lead to the first floor with an open study area below and uPVC double glazed sash mullion windows look onto the garden. There are two double radiators, a telephone point and stripped wood panel door to the;



## Inner Lobby

Having a single radiator and stripped wood panel doors to the rear lobby, WC/shower room and;

### Dining Kitchen 15'11 x 18'11 (4.85m x 5.77m)

Fitted with a range of country style wall and base units and a wood block work surface incorporating a composite 1 1/2 bowl, single drainer sink with mixer tap and tiled splashback. The kitchen is equipped with a built in electric double oven and LPG hob with a cooker hood and there is plumbing for a dishwasher and space for a large American fridge freezer.



An island unit to match the kitchen has an electric double socket. To one corner of the room a floor mounted Grant oil fired condensing boiler provides the hot water and central heating for the main section of the house. The floorboards are stripped pitch pine and there are double glazed windows set in the original stone work giving a view across the surrounding countryside to the Pennines. Double radiator.



### WC/Shower Room 4'9 x 8'10 (1.45m x 2.69m)

Fitted with a toilet, a wash basin and a corner shower enclosure, tiled to two sides with a mains fed shower over. There is a double radiator, a wall mounted fan heater, a shaver socket, and a double glazed Velux skylight.

### Rear Lobby 9'1 x 4'7 (2.77m x 1.40m)

The flooring is tiled and there is a single radiator and double glazed Velux roof light. Painted timber doors open to a side lobby and to the outside and a pine panelled door opens to the;

### Utility Room 9'11 x 5'10 (3.02m x 1.78m)

Fitted with shaker style wall and base units and a grey flecked work surface incorporating a stainless steel single drainer sink. A second oil fired condensing boiler provides the hot water and central heating for the extension and there is plumbing for a washing machine and space for a tumble dryer. There is single radiator and double glazed Velux skylight.



### Side Lobby

A second stair case leads to the first floor of the extension. There is a single radiator and pine panelled doors to the shower room and;

### **Bedroom One 10'11 x 11'8 (3.33m x 3.56m)**

Pine panel doors give access to two understairs storage areas. There is a double glazed mullioned window and uPVC double glazed patio doors opening out onto the garden. There is a double radiator and a TV point.



### **Shower Room 7'4 x 5'9 (2.24m x 1.75m)**

Fitted with a toilet, a wash basin and corner shower enclosure with marine board to two sides and a mains fed shower. There is a single radiator, a wall mounted fan heater, a shaver socket, an extractor fan and a double glazed window.



### **Studio 14'3 x17'10 (4.34m x5.44m)**

This room is on the first floor of the extension and has tall double glazed windows to the gable wall and uPVC double glazed patio doors with a Juliette overlooking the garden.

The original gable wall has exposed stone work with a large three panel window and the ceiling is open to the apex with exposed roof timbers. The flooring is reclaimed hardwood and there is a glazed balustrade around the stairwell. There is a double radiator, TV point and telephone point. Services are in place to facilitate installation of a kitchenette if desired.



## First Floor-Landing

Along the side of the stairs are the original three panel mullioned windows looking into the studio. There are exposed roof timbers, a double glazed window with window set and a double radiator and large recessed cupboard with hanging and shelving space. Pine panelled doors lead off.



## Bedroom Two 10'8 x 18'3 (3.25m x 5.56m)

Tall three panel double glazed windows give a view across the surrounding countryside to the Pennines, a double glazed mullioned window looks over the neighbouring house and up the Eden valley and uPVC double glazed sash windows look across the garden. The ceiling is open to the apex with exposed timbers and there is a double radiator.



## Bedroom Three 11'9 x 12'9 (3.58m x 3.89m)

Two uPVC double glazed sash windows look onto the garden and the ceiling is part sloped with a double glazed Velux skylight. Double radiator.



### **Bedroom Four 16' x 10'9 (4.88m x 3.28m)**

The ceiling is sloped to two sides with exposed roof beams. There is a single radiator and two double glazed Velux windows.



### **Bathroom 10'2 x 11'10 (3.10m x 3.61m)**

Fitted with a wall mounted wash basin, a wall mounted toilet with a concealed cistern, a steel bath with central taps is set in a tiled plinth and a large low step in shower enclosure, tiled to three sides has a two-head mains-fed shower.



The ceiling is part sloped with exposed beams. There is a contemporary brushed steel dual fuel heated towel rail, a double radiator and two uPVC double glazed sash windows look over the garden. A recessed airing cupboard has hanging and shelving and also houses the pressurised hot water tank.



## Outside

Maughanby Old School is set in grounds of approximately half an acre.

Vehicle access from the road is along a private drive, with a large lawned area with mature trees to one side, leading to a large parking and turning area with room for several vehicles.



Across the main elevation of the house is a delightful garden area with a spacious stone flagged terrace by the living room patio doors, surrounded by a range of mature shrubs and flowers.



This garden extends across the front of the extension and is mainly to gravel with well stocked beds and borders and again, accessible from the house by the patio doors from bedroom 1.

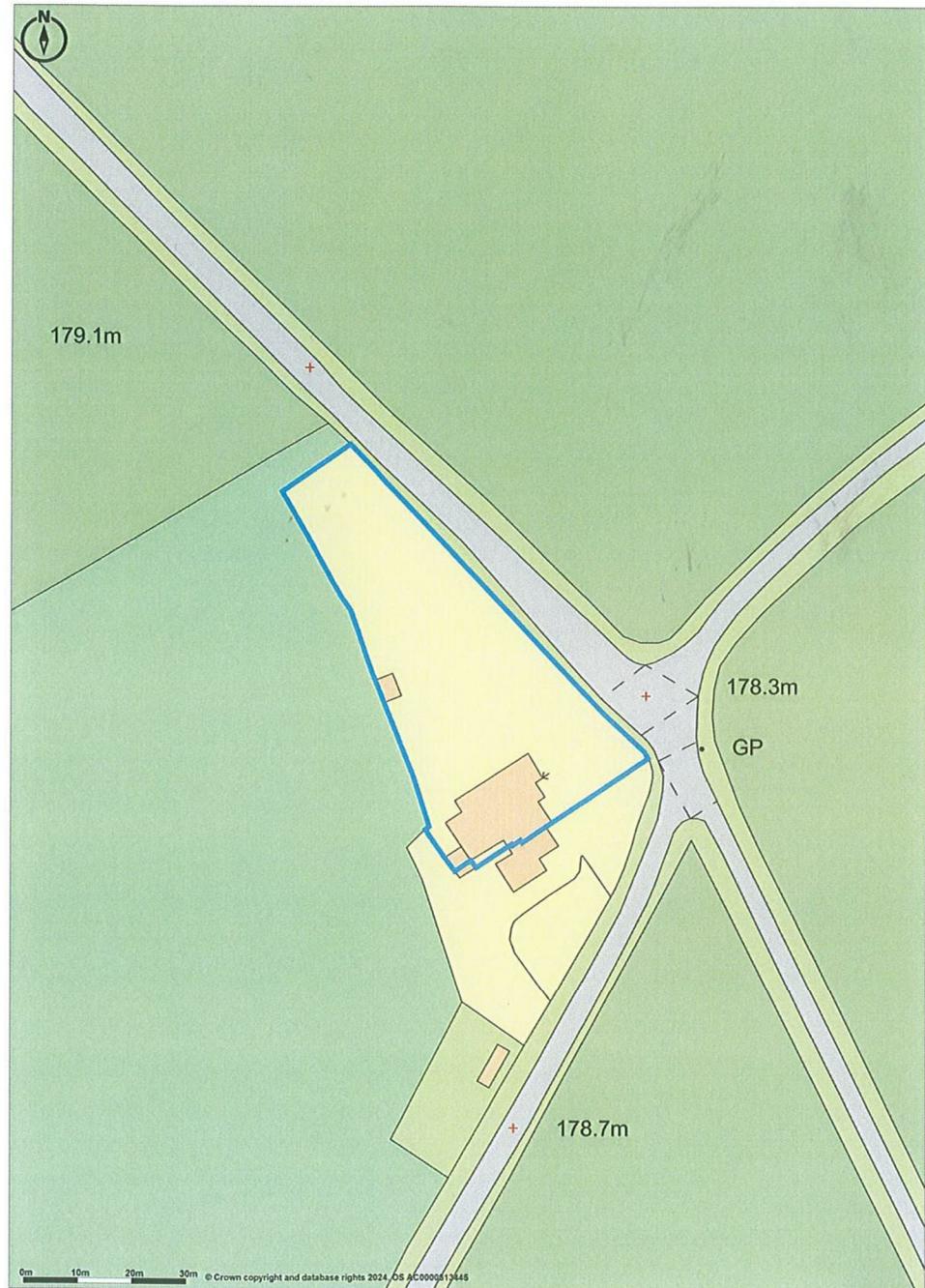
Beyond this section of garden there is a mixed hedge with a pergola pathway to;



An orchard/paddock area with mature shrubs and trees around, a pond with stone seating and a large wooden outbuilding for storage.



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**Promap**

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LANDMARK INFORMATION Plotted Scale - 1:1250. Paper Size - A4

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## GROUND FLOOR



## 1ST FLOOR



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, 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.  
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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales	EU Directive 2002/91/EC	86	60

Environmental Impact (CO <sub>2</sub> ) Rating		Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO <sub>2</sub> emissions			
England & Wales	EU Directive 2002/91/EC		

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