

# Kings Meaburn Cottage

**Region:** Lake District **Sleeps:** 6

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## Overview

This wonderful haven of tranquility and beauty is perched on the banks of the River Lyvennet on the edge of the village of Kings Meaburn in Cumbria. With three bedrooms, delightful living space and a beautiful garden, Kings Meaburn Cottage is perfect for families or a group of friends wanting to explore Cumbria, the Lake District and the Yorkshire Dales. It sits in the heart of the gorgeous Eden Valley, surrounded by glorious countryside with its myriad of walking trails, rivers and hills. You can spend the day exploring dreamy landscapes and then snuggle on comfy sofas and chairs to relax in this fabulous holiday cottage.

Kings Meaburn is a small, charming village which is nestled ten miles from Penrith and five miles from Appleby-in-Westmorland. The manor of Meaburn is divided into two villages, Kings Meaburn and Maulds Meaburn which are two miles apart. Meaburn Hall was built in 1610 and was the home of the first Earl of Lonsdale. The village enjoys a real ale pub, The White Horse, which is an easy half mile stroll from the cottage. The Eden Valley is like a hidden secret, nestled in a tranquil corner between The Lake District, The Yorkshire Dales National Park and the North Pennines, all Areas of Outstanding Natural Beauty whose landscapes are stunning throughout the whole year. There is plenty to do, including the Eden Valley Circular Cycle Route, gentle riverside strolls, pony trekking, golf, charming villages to explore and there is even fishing at the end of the garden. The busy, picturesque market town of Appleby enjoys a wonderful 12th century church, a Norman castle, a station which is on the fabulously scenic Settle to Carlisle railway line and a lovely, friendly village atmosphere. In the heart of Cumbria, Penrith is an historic market town sprinkled with independent shops, boutique cafes and restaurants. Further afield, the Northumberland National Park, along with Hadrians Wall and the Scottish border are within an hours drive.

Kings Meaburn Cottage offers guests the chance to totally get away from all the stresses and strains of everyday life. The cottage is a private paradise for your rural getaway where you will quickly get lost in the country air, bird song and stunning landscapes. The cottage is beautifully presented with a cool, modern vibe. The tasteful living room sits at one end of the ground floor with its comfy sofa and armchairs, a feature fireplace, television and gorgeous characterful ceiling beams. The modern kitchen diner sits at the other end of the ground floor with its smart shaker style kitchen, excellent appliances, dining table, dresser and a sofa making it a very social space. This is all



drowned in natural light. Double doors open to the garden.

Kings Meaburn Cottage boasts three delightful bedrooms on the first floor. The master enjoys a smartly dressed kingsize bed and an ensuite shower room. There are two dreamy twin bedrooms which share a family bathroom with a bath and separate shower. Here you can soak away any stresses left after your fresh air walks.

Despite these lovely interiors and the fabulous views from every room, you will feel the deep pull to be outside with nature. The garden is a wonderful delight with plenty of room for alfresco dining and family games. There are wonderful walks straight from the door and you can also try catching a fish in the river at the bottom of the garden. Even if you are just lazing in the sunshine, the expansive countryside vistas will entice your gaze and the babbling brook will sooth your soul. Your furry friends can even share your holiday at Kings Meaburn Cottage.

## Facilities

Cottage • Ideal for Babies & Toddlers • Ideal for Kids • Wi-Fi/Internet • Walk to Village • Smart TV • DVD • Working Fireplace/Woodburner • Heating • Cot(s) • High Chair(s) • Parking Space • Rural Location • Walking/Hiking Paths • Cycling • Fishing • Outstanding Landscapes

# Interior & Grounds

## The Cottage

### Ground Floor

- Lounge with a wood burning stove
- Kitchen/Dining room with a hob, oven, microwave, fridge, freezer, dishwasher, table and chairs. Patio door to garden
- Utility room with a washing machine, tumble dryer and toilet

### First Floor

- Bedroom with a king-size bed and an en-suite bathroom with a shower
- Bedroom with zip and link twin beds that can be made into a king-size bed
- Bedroom with twin beds
- Bathroom with a bath

### Outdoor Grounds

- Patio with garden furniture and large garden sloping down to the river banks. There's a 1 meter high, dry stone wall around the garden
- Parking

### Additional Facilities

- Wi-fi (mobile phone signal may be weak)
- Smart TV
- DVD
- Cot, high chair and Z-bed available, please request
- Free fishing





## Location & Local Information

The gorgeous Kings Meaburn Cottage sits on the edge of Kings Meaburn village, a short stroll from the village pub and enjoying the most splendid of countryside views. It is perched on the banks of the River Lyvennet in the beautiful Eden Valley. From this wonderful location, between the northern reaches of the Yorkshire Dales and Cumbria's fantastic Lake District, you can enjoy Cumbria's breathtaking, panoramic vistas, indulge in active pursuits, enjoy lake cruises, visit spa resorts, spot film locations, unwind and enjoy delicious food. With UNESCO World Heritage status, England's largest National Park, the Lake District enjoys a wealth of history, inspiration and a spectacular backdrop of lush valleys, hillsides and lakes. Ullswater Lake is within easy reach. You can travel among undulating meadows and lush woodland sprinkled with charming villages and busy market towns.

Appleby is built in the curve of the River Eden, a traditional medieval market town which boasts a castle at the top of the hill which gently slopes down to its characterful church. Also close to the cottage is the market town of Penrith with its excellent shopping and social centre. There are gorgeous cafes and restaurants, independent shops, lively pubs, a cinema and a theatre. It was once the capital of Cumbria. Leading off its main streets are many old yard entrances with interesting inscriptions on the lintels. On the outskirts of Penrith, the beautiful sandstone Brougham Hall dates back to the 14th century. It was under restoration since 1985, one of the largest country house restoration projects in England. It enjoys superb gardens, cafes and arts and crafts works with events being held frequently.

Acorn Bank Garden and Watermill is known for its collection of two hundred and fifty herbs and fruit orchards. There is a delicious tea room menu with herbs from the garden used in soups, salads and scones and fruit from the orchards used in yummy puddings and cakes. You can wander along the Crowdundle Beck to the partly restored watermill, spot wildlife and enjoy the views across the Eden Valley to the Lake District.

The Yorkshire Dales National Park covers more than two thousand square kilometres. Most of the park is in North Yorkshire though with a sizeable area in Cumbria and a small part in Lancashire. It can be wild and windswept or quietly tranquil with valleys sprinkled with hay meadows, drystone walls and barns. The towns of Kirkby Stephen, Hawes and Sedburgh are all within easy reach of the cottage. Kirkby Stephen sits in the upper Eden Valley on the edge of the park with its pretty individual shops, galleries, antiques, crafts, deli and Monday market. Hawes is a beautiful market town nestled in Upper Wensleydale. It once enjoyed an important position on the 18th century Lancaster-Richmond Turnpike road. Market day is Tuesday. Sedburgh is famous for its independent school and for being one of Britain's leading 'Book



Towns'. It enjoys a gorgeous position under the backdrop of the Howgill Fells, a walker's paradise. The town boasts a 12th century Norman church as well as Castlehaw, the site of an early motte and bailey castle.

## Local Amenities

Nearest Airport	<b>Teesside International Airport</b> (92.4 km)
Nearest Train Station	<b>Appleby Station</b> (12 km)
Nearest Village	<b>King's Meaburn</b> (230 m)
Nearest Town/City	<b>Penrith</b> (18.5 km)
Nearest Restaurant	<b>The Bridge</b> (8 km)
Nearest Bar/Pub	<b>The Crown Inn Morland</b> (2.8 km)
Nearest Supermarket	<b>Co-op Food - Appleby In Westmoreland</b> (11.8 km)
Nearest Beach	<b>Maryport Beach</b> (80 km)
Nearest Golf	<b>Penrith Golf Hub</b> (19.6 km)
Nearest Tennis	<b>Penrith Tennis Club</b> (17.8 km)

## What we love

- This gorgeous remote cottage is beautifully presented with modern interiors as well as plenty of charm
- The location of the house is amazing with stunning scenery all around, a cosy local pub half a mile away and easy access to the Lake District and the Yorkshire Dales
- The views are absolutely incredible from the cottage's elevated location. You will be truly captivated by the vistas, the soothing sounds of the river and the birdsong

## What you should know...

- Guests are welcome to take up to two dogs to Kings Meaburn Cottage but please be considerate and keep them away from the bedrooms
- Please take good care with young children wanting to head off for an adventure near the river
- The bedrooms are all upstairs in this cottage with the master enjoying an ensuite bathroom and guests staying in the other two sharing the family bathroom

# Terms & Conditions

- Security deposit: No security deposit is required for booking this property
- Arrival time: 4:00 pm
- Departure time: 10:00 am
- Energy costs included?: Yes, included in the rental price
- Heating costs included?: Yes, included in the rental price
- Linen & towels included?: Yes, included in the rental price
- End of stay cleaning included?: Yes. However, guests are required to leave the accommodation clean, tidy and in the same condition as on their arrival. Any extra cleaning, laundry, maintenance and/or rubbish disposal required will be charged against the security deposit
- Internet access?: Wi-Fi internet access included
- Minimum stay: 7 nights during peak season, 3 nights during other periods
- Changeover day: Saturday during peak season, flexible during other periods
- Pets welcome?: A maximum of two well-behaved dogs are allowed on a request basis. There will be an additional charge of £25 per dog per stay. Dog breeds must be stated at the time of booking
- Smoking Allowed?: Smoking & Vaping are not permitted
- Insurance: Guests are required to be in possession of a valid insurance policy, which covers them for cancellations, loss of personal belongings, personal liability and any accidental damage caused during their stay