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Estate and Lettings Agents
FOR SALE
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The Coach House, Weavers Yard
Sedbergh, Cumbria, LA10 5BU

Cobble Country
Dales & lakes

Town & Country Property Agents Est. 1992



The Coach House, Weavers Yard, Sedbergh, Cumbria LA10 5BU

Centrally positioned within Sedbergh, in the quiet courtyard of Weavers Yard the conversion of a former coach house into a 3 bedroom detached dwelling with garage and rear enclosed garden.

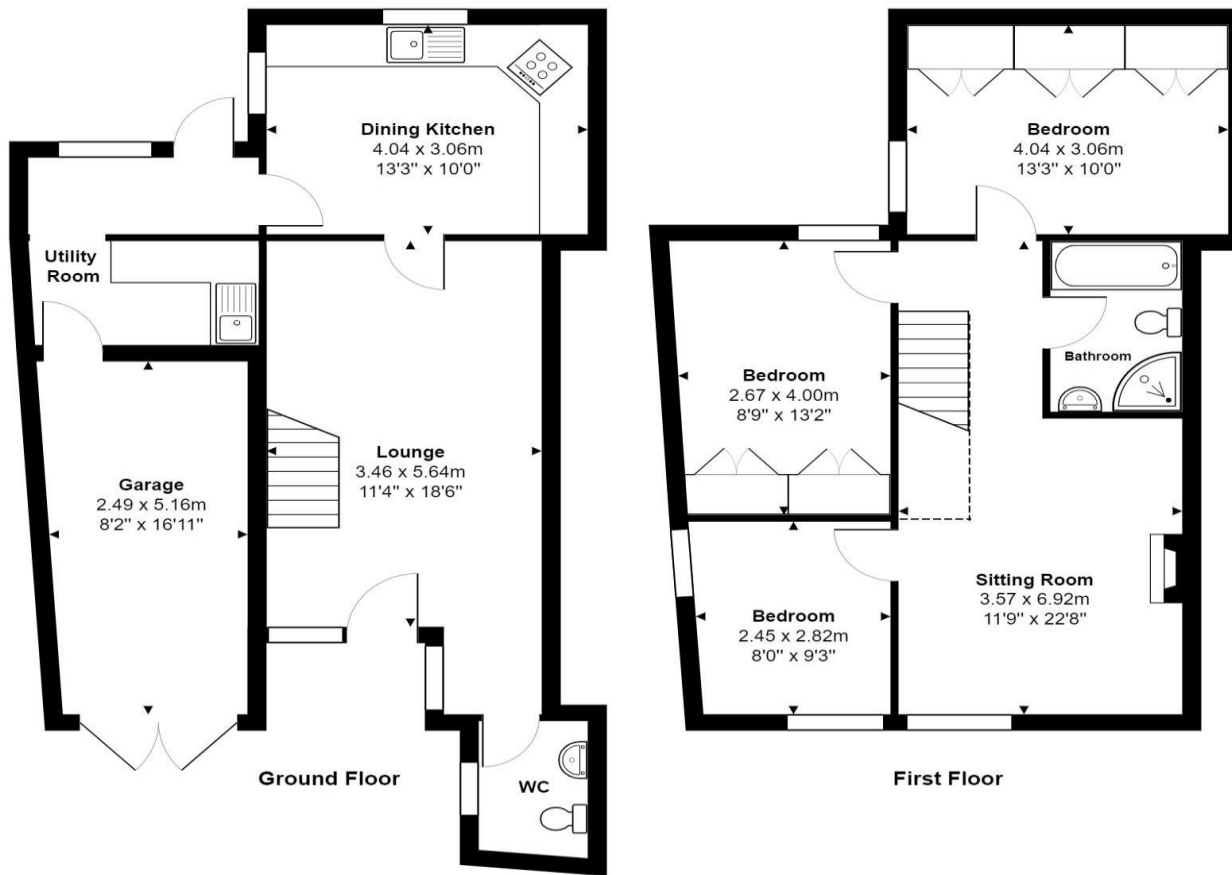
Lots of storage space and living accommodation, toilet facilities on both floors offers flexible living space for varying needs.

Living flame gas fire in the upper lounge leading off to the 3 bedrooms and bathroom with additional shower cubicle.

This property benefits gas central heating and was converted within the last 30 years. It is a fantastic opportunity to make the perfect family or second home.

Guide Price - £250,000





For illustrative purposes only - not to scale. The position and size of features are approximate only.
© North West Inspector.

SERVICES

Mains Electric, gas, water and drainage.

TENURE

We are advised by the vender that the property is Freehold.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		
(81-91)	B		
(69-80)	C		77
(55-68)	D		
(39-54)	E		
(21-38)	F	34	
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

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COUNCIL TAX BAND

We are advised that the property is currently in Tax Band D.

DIRECTIONS

The property can be found approximatley 50 yards up Weavers Yard on the left off Back Lane in Sedbergh.

Cobble Country wish to advise prospective purchasers that we have not checked the services or appliances. The sales particulars have been prepared as a guide only; any floor-plan or map is for illustrative purposes only. Cobble Country, for themselves and for the vendors or lessors of this property whose agents they are give notice that: the particulars have been produced in good faith; do not constitute any part of a contract; no person in the employment of Cobble Country has any authority to make or give any representation of warranty in relation to this property.

VIEWINGS: Viewings are strictly by arrangement with the sole agent:

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