



2 Mill 2, Farfield Mill,
Sedbergh, Cumbria LA10 5LP

Cobble Country
Dales & lakes

Town & Country Property Agents Est. 1992



2 Mill 2, Farfield Mill, Sedbergh, Cumbria LA10 5LP

This is an excellent opportunity to purchase a two bedroom property with a large workshop below.

The position of this property is just one mile from the Dales market Town of Sedbergh and next door to the successful Farfield Mill Arts and Heritage Centre. The workshop is a great space for a creative or small business. The property does have a section 106 applied relating to the business use.

Please contact the agent for more information.

To the ground floor, Number 2 Mill 2, Farfield Mill has a fully fitted kitchen with ample wall and base units. The lounge dining area has two windows, wooden flooring and overlooks the Clough river. There is a multi-fuel stove on a slate hearth.

Also, one of the double bedrooms to this floor.

On the first floor the second double bedroom with a velux window and the house bathroom. The bathroom is a white three piece suite with bath, W.C and hand basin. On the landing there is ample space for an open office area with access to a large storage area in the eaves.

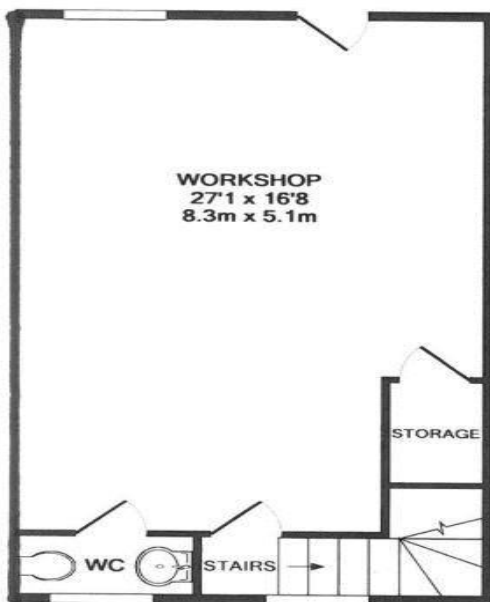
The workshop is positioned on the lower ground floor, accessed via an internal staircase from the ground floor hall and also an external door at the rear. This is a large open area with wooden flooring, a storage cupboard, plumbing for a washing machine, a sink unit and separate W.C.

Externally, there is two private parking spaces and a rear low maintenance seating area looking out onto the Clough river. The property was converted some 10 years ago from a former Mill by a local renowned builder to a very high standard.

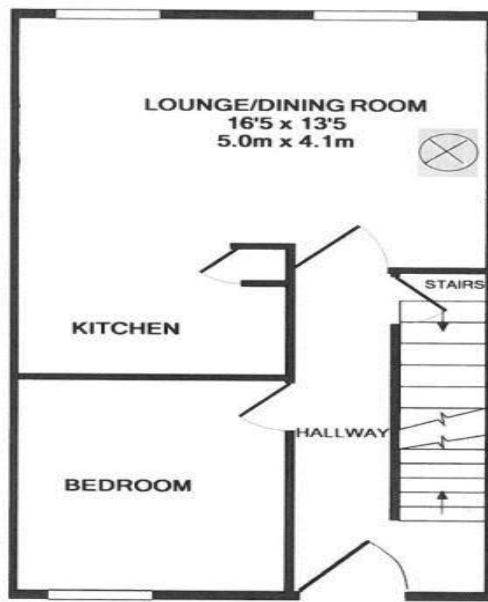
Viewings are highly recommended to appreciate the space.

Guide Price £290,000

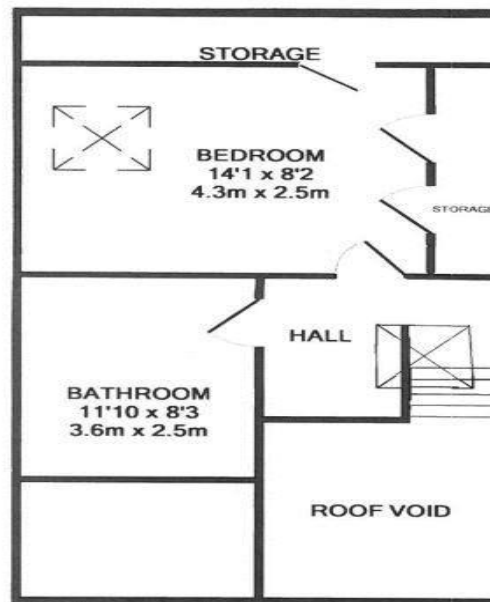




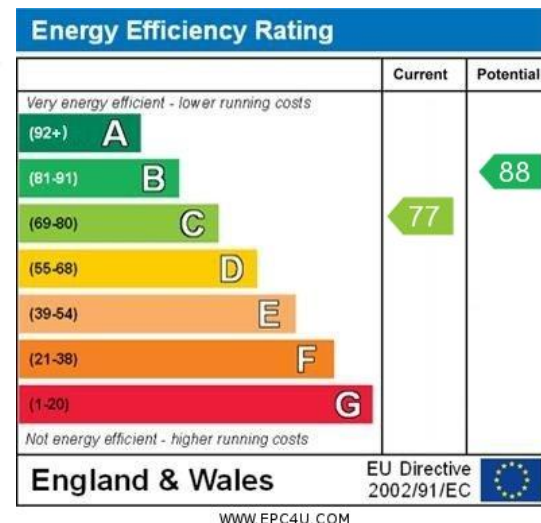
Lower Ground Floor



Ground Floor



First Floor



SERVICES

Mains gas, electric, water and drainage.

TENURE

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

COUNCIL TAX BAND

We are advised that the property is currently in Band B.

DIRECTIONS

Leaving Sedbergh on the A684 towards Garsdale, travel around 1 mile, taking a left hand turn towards Farfield Mill. Bare right into the car park heading toward the Mill. Bare right and number 2 is the 2nd cottage on the first row of cottages to the left.

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.

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

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