



3 Winfield Road  
Sedbergh, Cumbria LA10 5AZ

**Cobble Country**  
*Dales & Lakes*

*Town & Country Property Agents Est. 1992*



# 3 Winfield Road

## Sedbergh, Cumbria LA10 5AZ

3 Winfield Road is a detached 4 bedroom property with a good sized wrap-around garden, private drive and an integral garage. Situated in an elevated position, the property enjoys superb views over the town and to the fells beyond. Offering spacious accommodation in a desirable area within the town of Sedbergh and is conveniently located close to the town centre whilst having quick access to extensive walks on the Howgill Fells.

Upon entering the house there is a porch with a door leading into the hallway. The spacious lounge at the front of the house has a window to the front and side of the house. Also, the dining room with a window over looking the garden. The kitchen is at the rear of the property with plenty of wall and base units and room for a table and chairs. With one of the double bedrooms, a downstairs WC with hand basin, utility area and a door to the integral garage completing the ground floor accommodation. There are two storage cupboards underneath the stairs. To the second floor there are three double bedrooms, two of which have fitted wardrobes. The house bathroom has a bath with shower over and wash basin, the wc is in a separate room next to it.

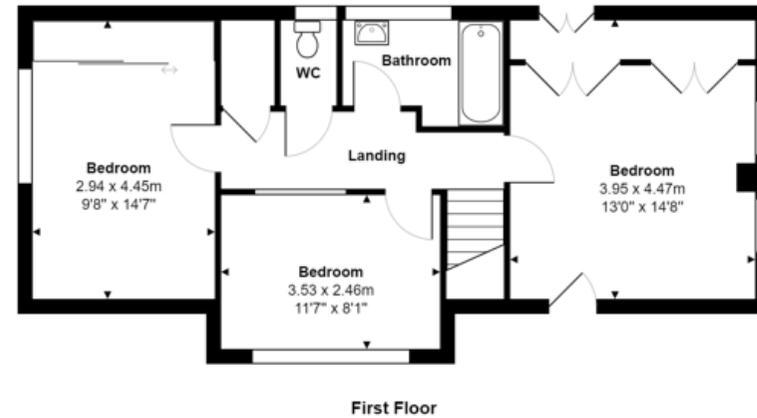
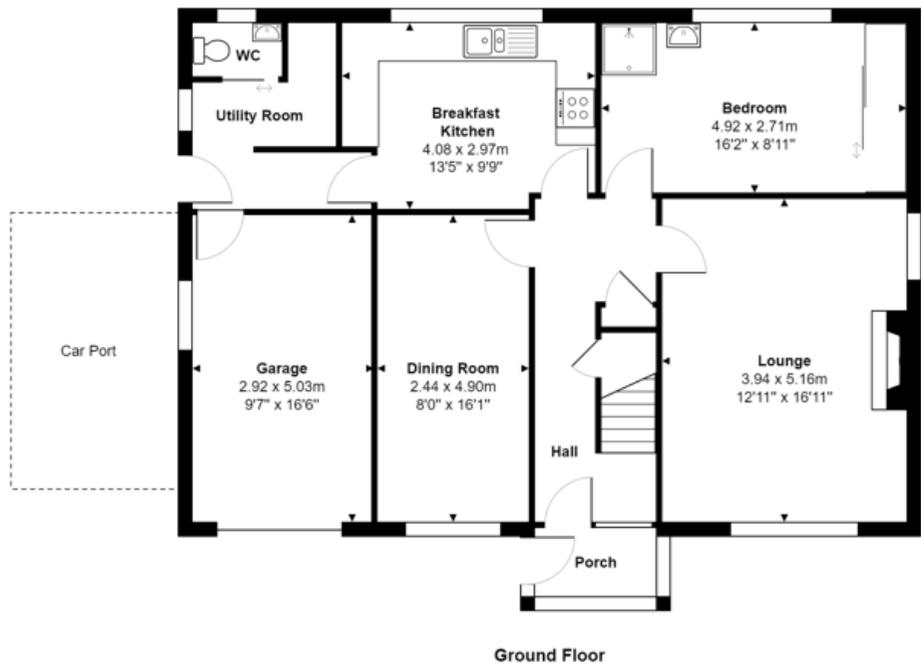
Externally, the garden has a lawn to the front and rear with planted borders, two greenhouses, a shed and a summer house. The garage has an electric up and over door and power points and a drive with space for a couple of cars.

There are lots of potential and it is a great opportunity for someone wanting to update and put their own stamp on it, ready for immediate occupation with no forward chain.

Viewings highly recommended to appreciate the space and it's surroundings.

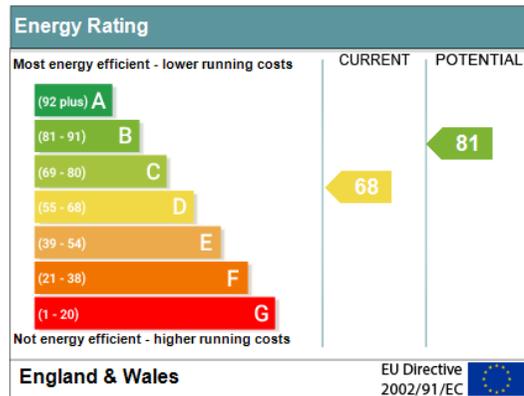
**Guide price £420,000**





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

Address: 3 Winfield Road, SEDBERGH, LA10 5AZ  
RRN: 7337-2523-7200-0147-8292



### SERVICES

Mains electric, gas, 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 F.

### DIRECTIONS

From the Main Street of Sedbergh turn left up Joss Lane, continue to the top of the road and turn left again onto 'Winfield Road'. Number 3 is to the 2nd property on the right hand side.

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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