



1 Grisedale Crossing Cottages
Sedbergh, Cumbria, LA10 5PX

Cobble Country
Dales & lakes

Town & Country Property Agents Est. 1992



1 Grisedale Crossing Cottages

Lunds, Sedbergh, Cumbria, LA10 5PX

1 Grisedale Crossing Cottages is a superb semi-detached cottage at Lunds, Garsdale in the Yorkshire Dales National Park. Built in the 1880's, it is in a beautiful setting alongside the Settle to Carlisle railway with fabulous 360-degree views of open countryside.

Lunds is 5 miles from Hawes, 10 miles from Sedbergh and 11 miles from Kirkby Stephen. All towns have plenty of shops, markets, pubs, takeaways, doctors and dental surgeries including both primary and secondary schools. The cottage has a local school bus pick up point at the end of the track.

Accommodation to the ground floor offers a stone flagged porch on entering the property, leading through into the lounge with multi fuel stove and stairs off up to the first floor. The kitchen has under floor heating which follows through into the sunroom, currently used as a dining room at the rear of the property. The kitchen has a built-in dishwasher, gas hob and electric fan oven with a cupboard under the stairs creating good storage along with plumbing for a washing machine. The house bathroom has a bath with shower over, wc and hand wash basin. To finish the accommodation, on the first floor there are 3 double bedrooms all having different views and a storage cupboard/wardrobe on the landing.

Externally there is a large garden to the front, side and rear including patio areas and a new multipurpose building currently used as a storeroom, workshop and studio. The studio has underfloor heating, a Belfast sink with hot and cold water and built in kitchen units with a Corian worktop. There is parking for several cars.

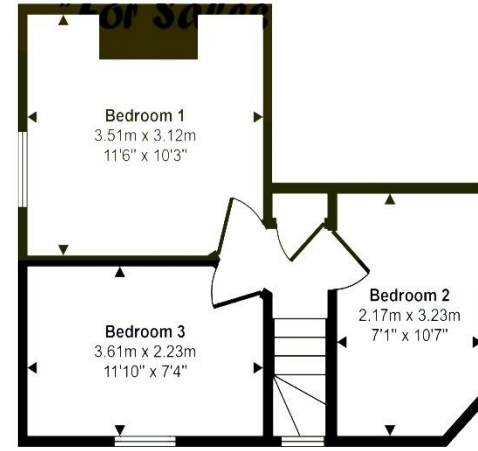
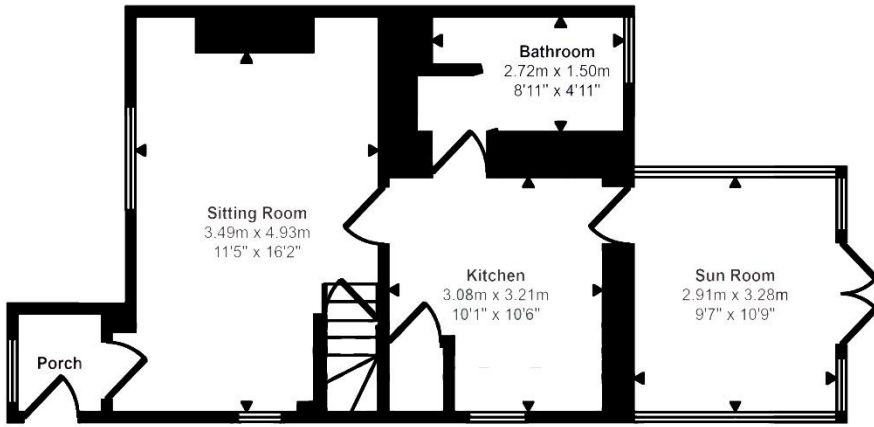
The property benefits from UPVC double glazing throughout, LPG tank for the central heating and cooking facilities, bore hole for water and septic tank for drainage.

This property is perfect for those wishing to create a family, retirement or second home. Equally, there is a potential opportunity to create a holiday let business.

Viewing is highly recommended to appreciate this lovely cottage, the countryside it is nestled in, along with the peace and tranquility.

Guide price £325,000





Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		
(81-91)	B		
(69-80)	C		80
(55-68)	D		
(39-54)	E		
(21-38)	F	25	
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	
WWW.EPC4U.COM			



SERVICES

Mains electric, LPG, bore hole for water and septic tank for 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.

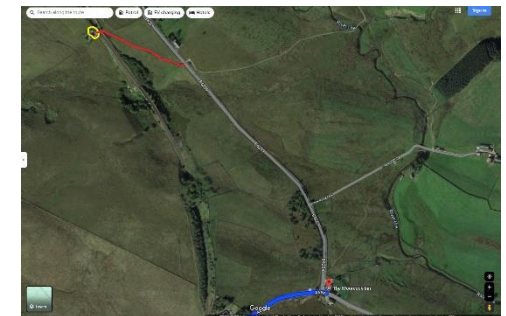
Cobble Country wish to advise prospective purchasers that we have not checked the services or appliances. The sales particulars have been prepared as a guide only; any floor-plan or map is for illustrative purposes only. Cobble Country, for themselves and for the vendors or lessors of this property whose 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.

DIRECTIONS

Off the A684 at Garsdale Head, take the B6259 at the Moorcock Inn to Kirkby Stephen. Approximately half a mile down the road on the left is a gated track. Go through the gate and the property is through the gated railway track.

The nearest train station, Garsdale is only 1 mile way. A local discount Railcard is available.

Junction 37 on the M6 is 24 miles.



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

Cobble Country Property, 59 Main Street, Sedbergh, Cumbria. LA10 5AB Tel: 015396 21000 Email: Sedbergh@cobblecountry.co.uk Web: www.cobblecountry.co.uk