



Stable Cottage 5 Finkle Street  
Sedbergh, Cumbria LA10 5BZ

Cobble Country  
Dales & lakes

Town & Country Property Agents Est. 1992







# Stable Cottage, Finkle Street Sedbergh, Cumbria LA10 5BZ

Stable Cottage is a light and airy stone fronted character cottage located on Finkle Street just off the Main Street of Sedbergh, with great access to the town's many amenities. This cottage has been recently refurbished, including new flagstone flooring to the ground floor.

Since the property's conversion from an architect's office in the 1980s, the cottage has been used as a holiday let.

The accommodation comprises of an open plan lounge and kitchen to the ground floor with one double bedroom and bathroom to the first floor.

On entering the lounge is a good space with feature beams, flagged flooring and stairs off to the first floor. The kitchen is well equipped with modern wall and base units, stainless steel sink, gas hob and electric oven. There is space below the counter for a small fridge freezer.

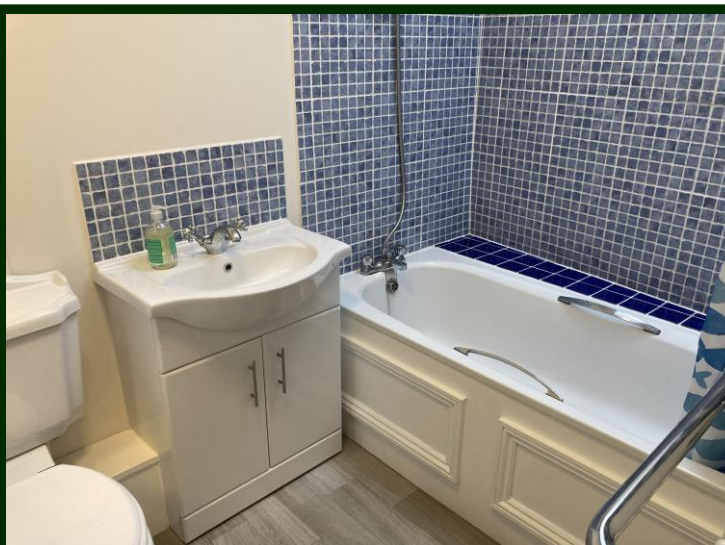
To the first floor is the double bedroom with a storage cupboard to the rear and offers picturesque views of the church opposite. There is a white three-piece bathroom suite with a shower over the bath and the landing has a velux window creating natural light.

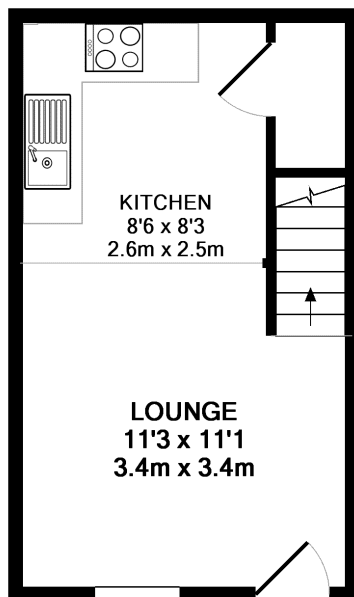
Stable Cottage retains many character features including wooden beams and double-glazed sash windows. The cottage benefits from gas central heating and mains electric, gas, water and drainage.

This is a low maintenance property ideal for an investment or first home.

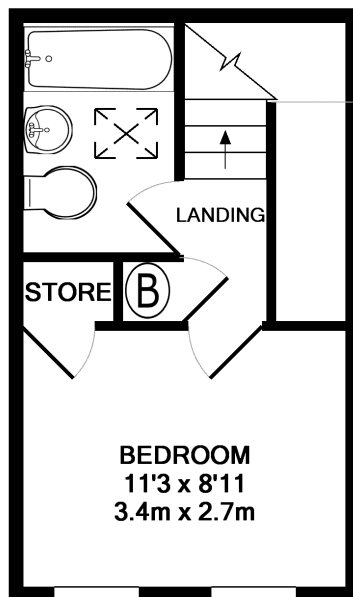
Viewings highly recommended to appreciate the cottage.

**Guide price £180,000**





GROUND FLOOR  
APPROX. FLOOR  
AREA 217 SQ.FT.  
(20.2 SQ.M.)



1ST FLOOR  
APPROX. FLOOR  
AREA 217 SQ.FT.  
(20.2 SQ.M.)

TOTAL APPROX. FLOOR AREA 435 SQ.FT. (40.4 SQ.M.)

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given

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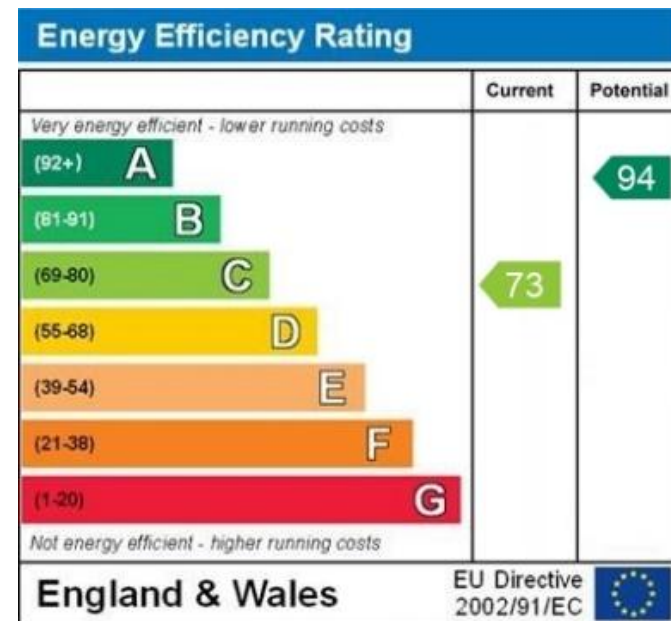
## DIRECTIONS

Just before reaching Sedbergh main street, turn right onto Finkle Street. The cottage is approximately half way down this street on the left opposite the church. Parking is available in pay and display Loftus Hill car park just after the mini roundabout.

## REFERRALS INFORMATION

We may receive a referral fee from recommended solicitors or mortgage advisors. Full details are available on request.

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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## SERVICES

Mains gas, electric, water and drainage.

## TENURE

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

## COUNCIL TAX BAND

TBC.

**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