

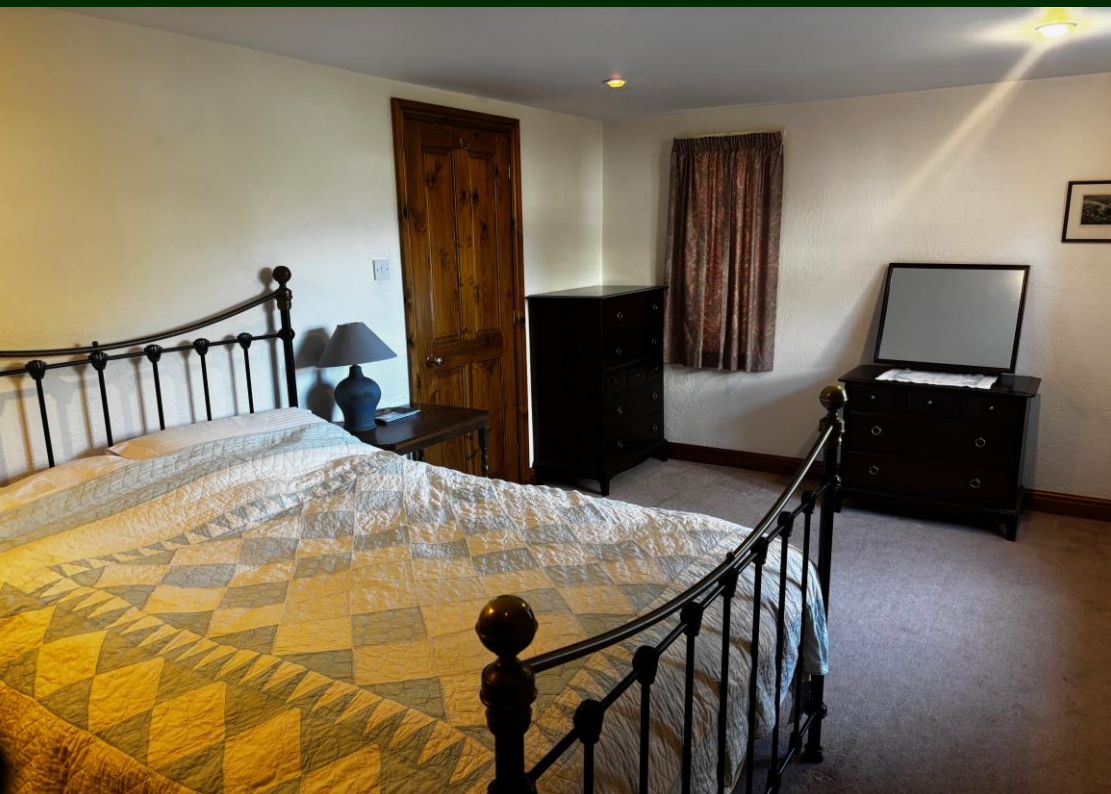


ROWAN
GARTH

Rowan Garth Southfield Road
Sedbergh, Cumbria, LA10 5DR

Cobble Country
Dales & lakes

Town & Country Property Agents Est. 1992



Rowan Garth Southfield Road

Sedbergh, Cumbria, LA10 5DR

Rowan Garth is a detached, spacious family home to the west of Sedbergh town centre and just a few minutes walk to shops, cafes and restaurants, and medical facilities.

In brief the ground floor accommodation comprises front hallway, living room, kitchen/diner, double bedroom with en-suite shower room, conservatory, and a small rear hallway with downstairs wc and access to the rear of the property. On the second floor there are two double bedrooms and a bathroom.

On entering the property, you are greeted by a spacious entrance hall with an open staircase and landing to the first floor creating a light and airy feeling to the property. Adjoining the hallway is a generous living room and conservatory. In the living room there is a stone feature fireplace with flagstone hearth, set into the fireplace is a log-effect gas stove. The conservatory has ample space for a couple of chairs - a perfect place to enjoy the sun.

Opposite the living room is a large double bedroom with en-suite shower room. At the rear of the property is the kitchen/diner and the downstairs wc. The kitchen space comes equipped with plenty of wall and base units, a stainless-steel sink and drainer, an integrated double oven and a gas hob.

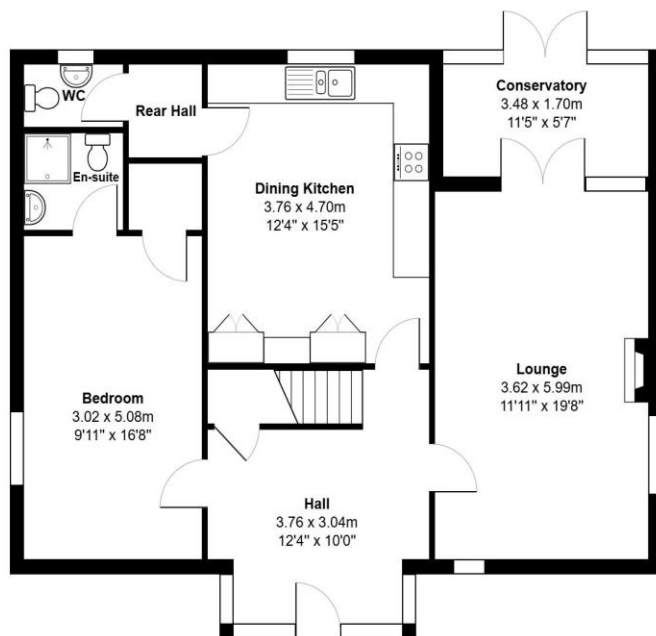
On the first floor of the property there are two double bedrooms, both containing generous eaves storage. The bathroom contains a white three-piece suite and benefits from a velux window ensuring light and privacy. More eaves storage can be accessed from the landing.

Externally, there is a well-maintained garden that wraps around three sides of the house, a driveway, and a single garage with electricity.

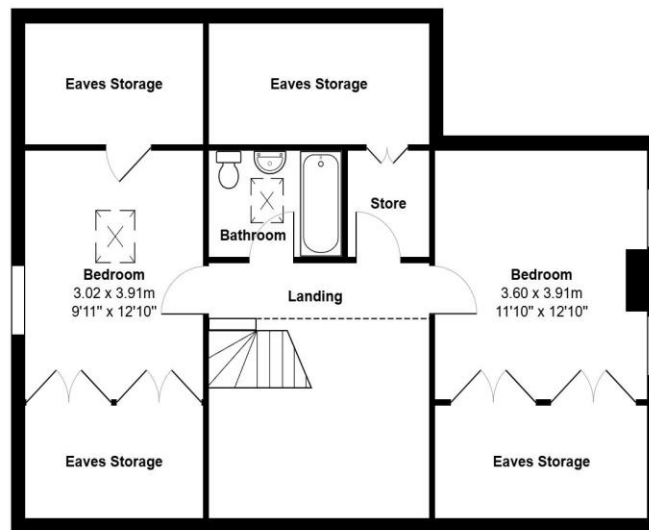
Viewings highly recommended to appreciate this space.

Guide Price £415,000



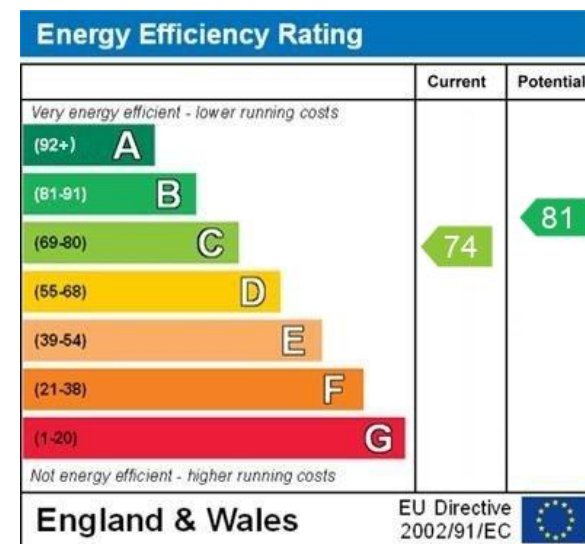


Ground Floor



First Floor

For illustrative purposes only - not to scale. The position and size of features are approximate only.
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SERVICES

Mains gas, electric, water and drainage.

TENURE

We are advised by the vendor that the property is Freehold

COUNCIL TAX BAND

We are advised that the property is currently in Band E

DIRECTIONS

From Sedbergh Town Centre, follow station road to the west of the town, take the first right after Morphets Garage, Rowan Garth is the third house on 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:

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