



East Paradise
Sedbergh, Cumbria, LA10 5PH

Cobble Country
Dales & lakes

Town & Country Property Agents Est. 1992



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Dating back to 1650, East Paradise is a beautiful character Cottage, boasting a wealth of period features. The property is situated in an elevated, fellside location enjoying unspoilt views from all elevations. The accommodation is light and spacious throughout, offering a large porch on entrance, lounge with woodburning stove, modern fitted kitchen with solid fuel Rayburn, utility room, three bedrooms and a family bathroom.

Externally, there is a south facing recently relandscaped tiered garden, and a copse to the side of the property.

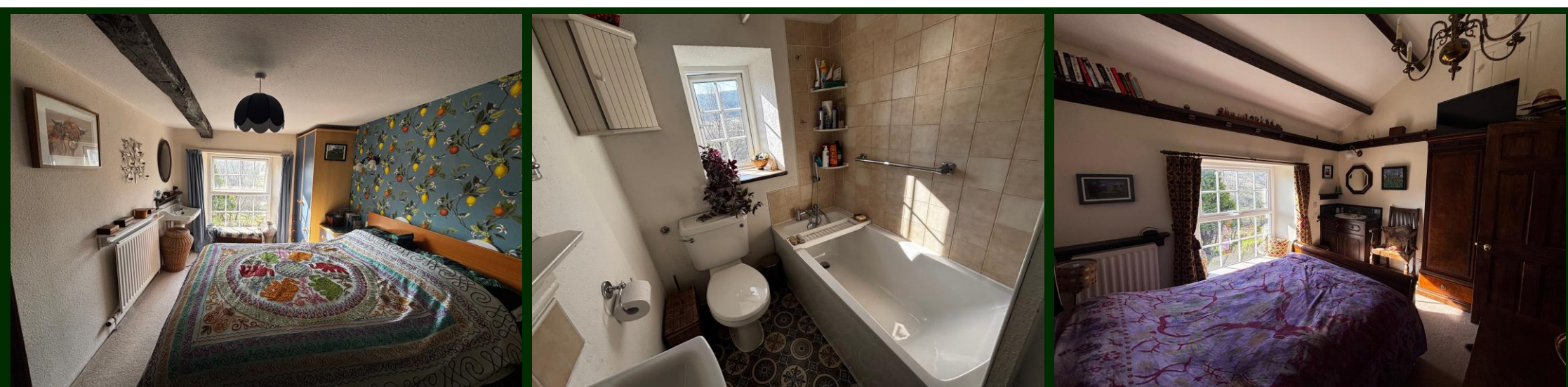
On entrance to the property, you are led into a bright and airy lounge benefiting from a multi fuel stove and polished oak flooring. Off the Lounge is the modern fitted Kitchen comprising a range of wall and base units, integrated dishwasher, Belfast sink, an electric oven with hob and complete with solid fuel Rayburn. To the rear a good-sized traditional pantry providing plumbing for washing facilities along with a WC. The utility room also contains the battery for the house solar panels, which provide plentiful electricity to the property.

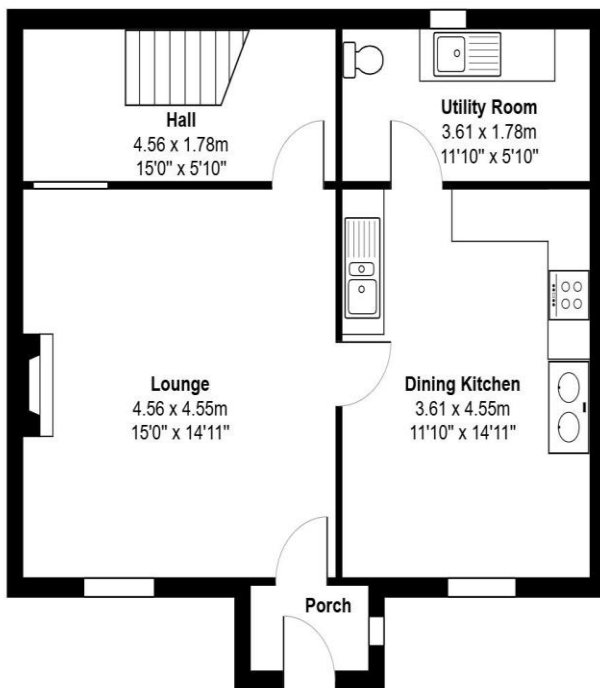
Heading up onto the first floor you have three double bedrooms, all of which have feature beams and two have vaulted ceilings. The current owners have made improvements to the first floor of the property, including creating a hallway to allow easier access to the third bedroom. The second bedroom now has a stained glass window on the internal wall to allow in plenty of natural light from the velux window on the landing. There is a family bathroom, comprising of a WC, bath with shower over and shower off the taps, pedestal wash hand basin and airing cupboard.

Externally there is a well-maintained lawn and patio to the front. Up the stone steps you have parking for at least two cars, and a tiered garden allowing further room for seating and planting. Exceptional views can be enjoyed from all elevations, making a peaceful property!

Viewings highly recommended to appreciate this space.

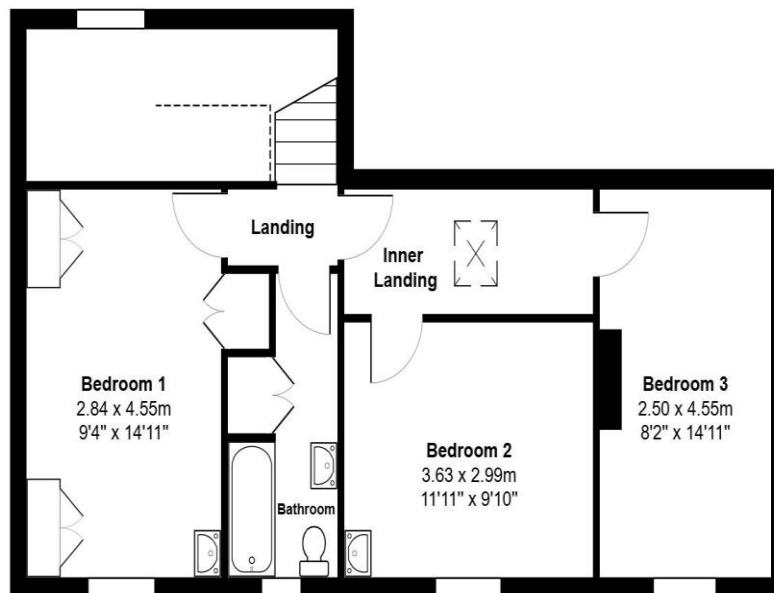
Guide price £390,000



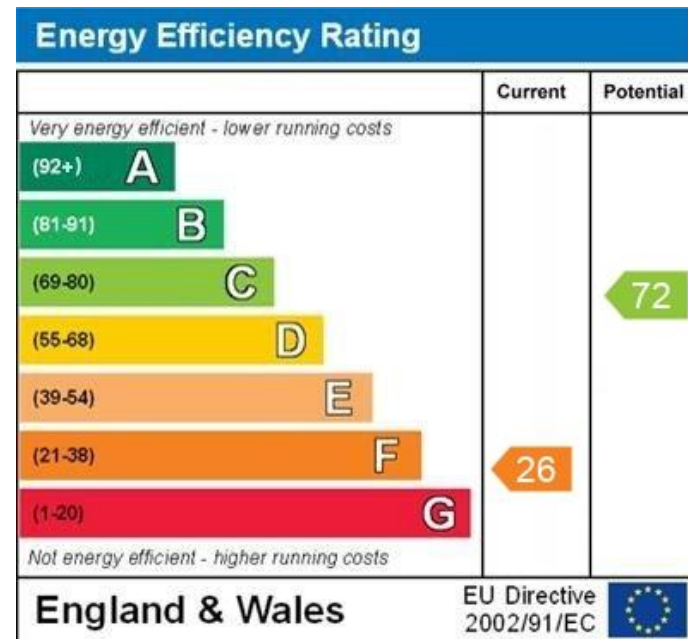


Ground Floor

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



First Floor



SERVICES

Mains electricity supplemented by house solar panels, shared septic tank with one other property, spring fed private water supply.

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 D.

DIRECTIONS

Leaving Sedbergh on the A684 heading towards Garsdale, proceed for around 7 miles. There is a single track stone bridge on the immediate left. Drive over the bridge and proceed up the track until you reach the house on the right, over the second cattle grid.

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

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