



11 The Folly,
Sedbergh, Cumbria LA10 5AE

Cobble Country
Dales & lakes

Town & Country Property Agents Est. 1992



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11 The Folly is a two-bedroom terraced cottage located centrally within Sedbergh in a quaint yard just off the Main Street. This cottage benefits from great access to Sedbergh's many amenities including Schools and a variety of shops. The accommodation itself is spread across three floors and is a great opportunity to own a traditional dales cottage.

On entering the property you will find a cosy lounge with traditional features, including exposed stone wall, multi-fuel stove with flagged hearth and sash windows. Through the lounge and down a step to the rear of the property is a good-sized kitchen equipped with plenty of base units and worktop as well as space for under the counter appliances.

To the first floor, accommodation comprises of the house bathroom and a single bedroom. The bathroom contains a white three-piece suite including bath with shower over. In the bedroom, there is a good-sized built-in storage cupboard and a large window that provides ample natural light. The larger bedroom of the two sits alone on the second floor of the property. This space boasts vaulted ceilings, feature beams and a velux window which ensures that the cottage retains a traditional atmosphere while also being light and airy.

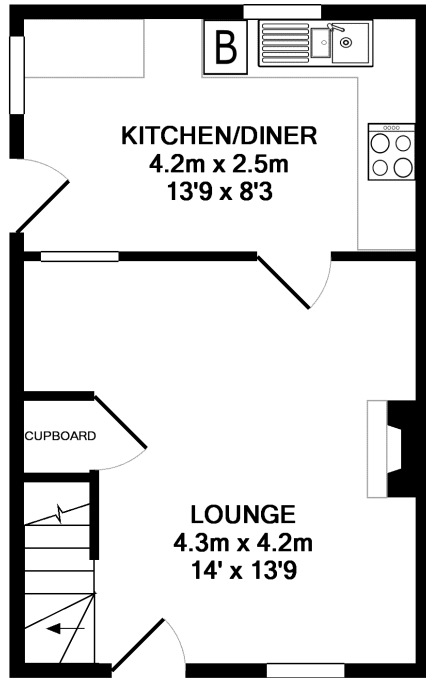
Externally, to the rear of the property there is a private yard with enough space for some garden furniture and access to The Folly.

The property benefits from gas central heating and original sash windows with window seats. This is a Grade II listed property with a local occupancy restriction.

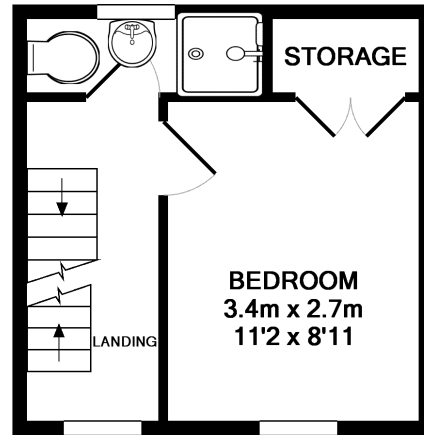
Viewings highly recommended to appreciate this space.

Guide Price £175,000

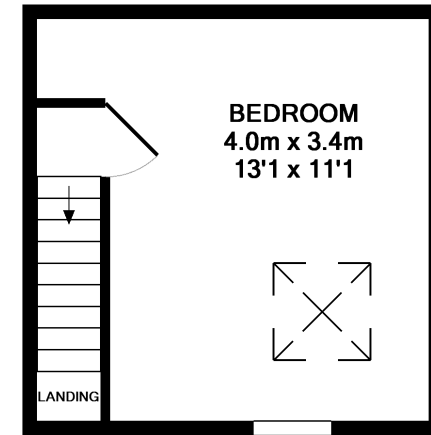




GROUND FLOOR
APPROX. FLOOR
AREA 28.5 SQ.M.
(306 SQ.FT.)



1ST FLOOR
APPROX. FLOOR
AREA 18.0 SQ.M.
(193 SQ.FT.)



2ND FLOOR
APPROX. FLOOR
AREA 18.0 SQ.M.
(193 SQ.FT.)

TOTAL APPROX. FLOOR AREA 64.4 SQ.M. (693 SQ.FT.)
Measurements are approximate. Not to scale. Illustrative purposes only
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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

We are advised that the property is currently in band B.

DIRECTIONS

From our office on the Main street walk right towards Rycrofts.
Before the shop, turn right down The Folly, number 11 is 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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