

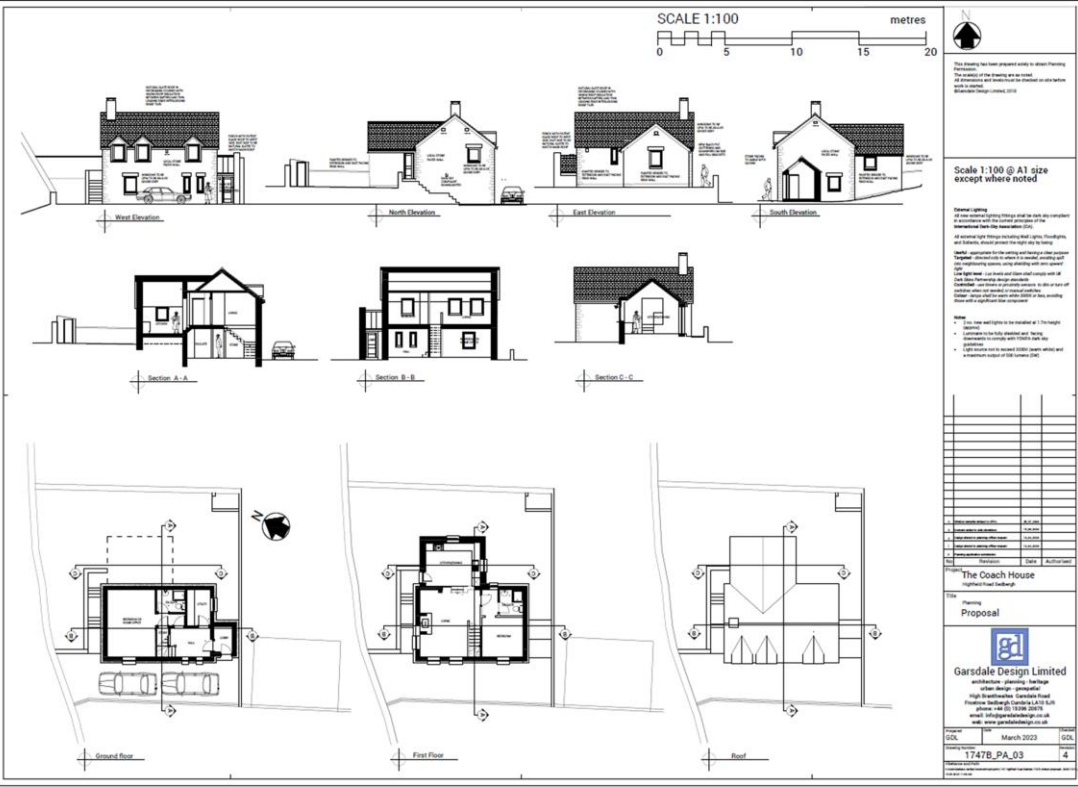


The Coach House, Highfield Road  
Sedbergh, Cumbria LA10 5DH

Cobble Country  
*Dales & lakes*

*Town & Country Property Agents Est. 1992*







# The Coach House, Highfield Road Sedbergh, Cumbria LA10 5DH

The Coach House is a unique opportunity to purchase a plot of land and develop your own property, whether to live in yourself or to sell on. With planning permission already granted and the plans drawn up you just have to oversee the build.

The plans detail that the property is to be set back off the lane allowing for two parking spaces along with access to other properties in the vicinity.

Proposed plans include an entrance lobby, a hallway with the stairs to the first floor, utility room and master bedroom with en suite bathroom to the ground floor. The first floor comprises of a living room with views of Winder and the Howgill Fells. The kitchen at the rear will overlook the garden.

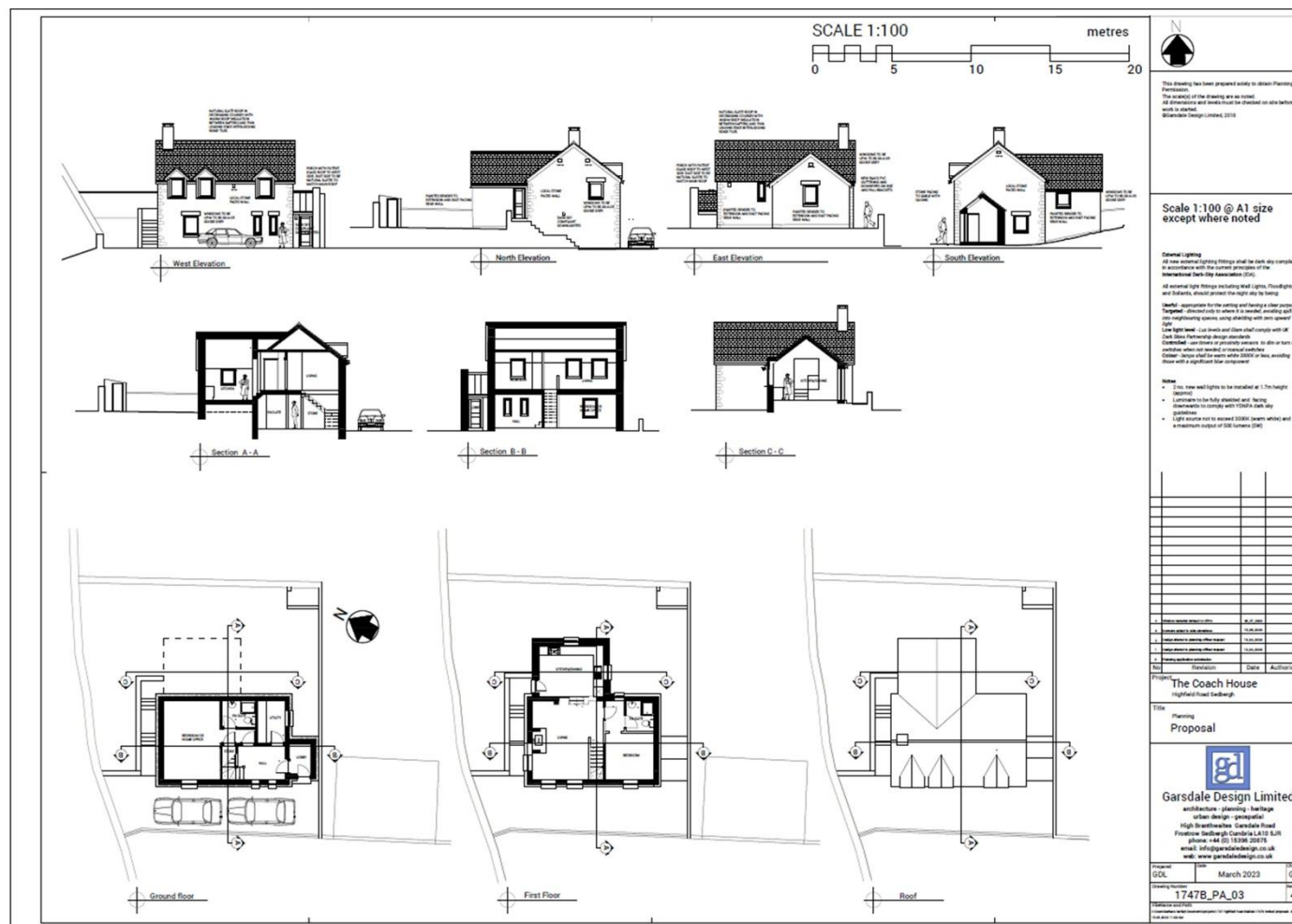
This plot is connected to mains electric and provides a great opportunity to own a unique, spacious property in the heart of Sedbergh.

Offers over £100,000 with sealed bids by ? if not sold previously.

Please contact the office for more information.

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## SERVICES

Mains electric.

## TENURE

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

## DIRECTIONS

From the approach to Sedbergh from Kendal and the M6, just after the 'RS Morphet' garage on the left, take the second left turn into 'Highfield Road' after the Spar complex. Towards the end of the road on the left is a private lane where the building plot can be found.

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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