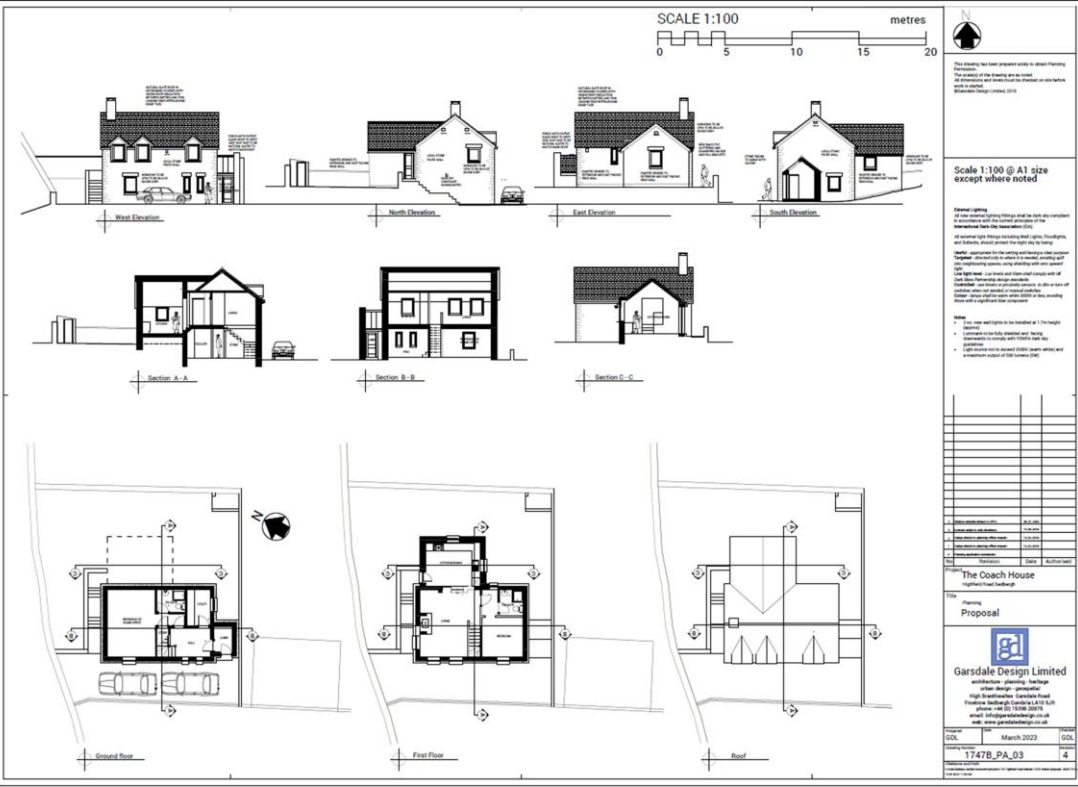




The Coach House,
Highfield Road, Sedbergh, Cumbria LA10 5DH

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 should be set back from the lane to allow space for two parking spaces and access to other properties in the area.

It is proposed that the ground floor of the property includes an entrance lobby, a hallway containing the stairs to the first floor, a utility room at the rear of the property, the master bedroom and an ensuite bathroom.

The first floor of the property includes the living room and kitchen. Due to the positioning of the windows in the living room it will benefit from a view of Winder and the surrounding Howgill fells. To the rear of the house will be where the kitchen is built, overlooking the garden. Additionally, there could be a bedroom to the south of the property which will also have an ensuite.

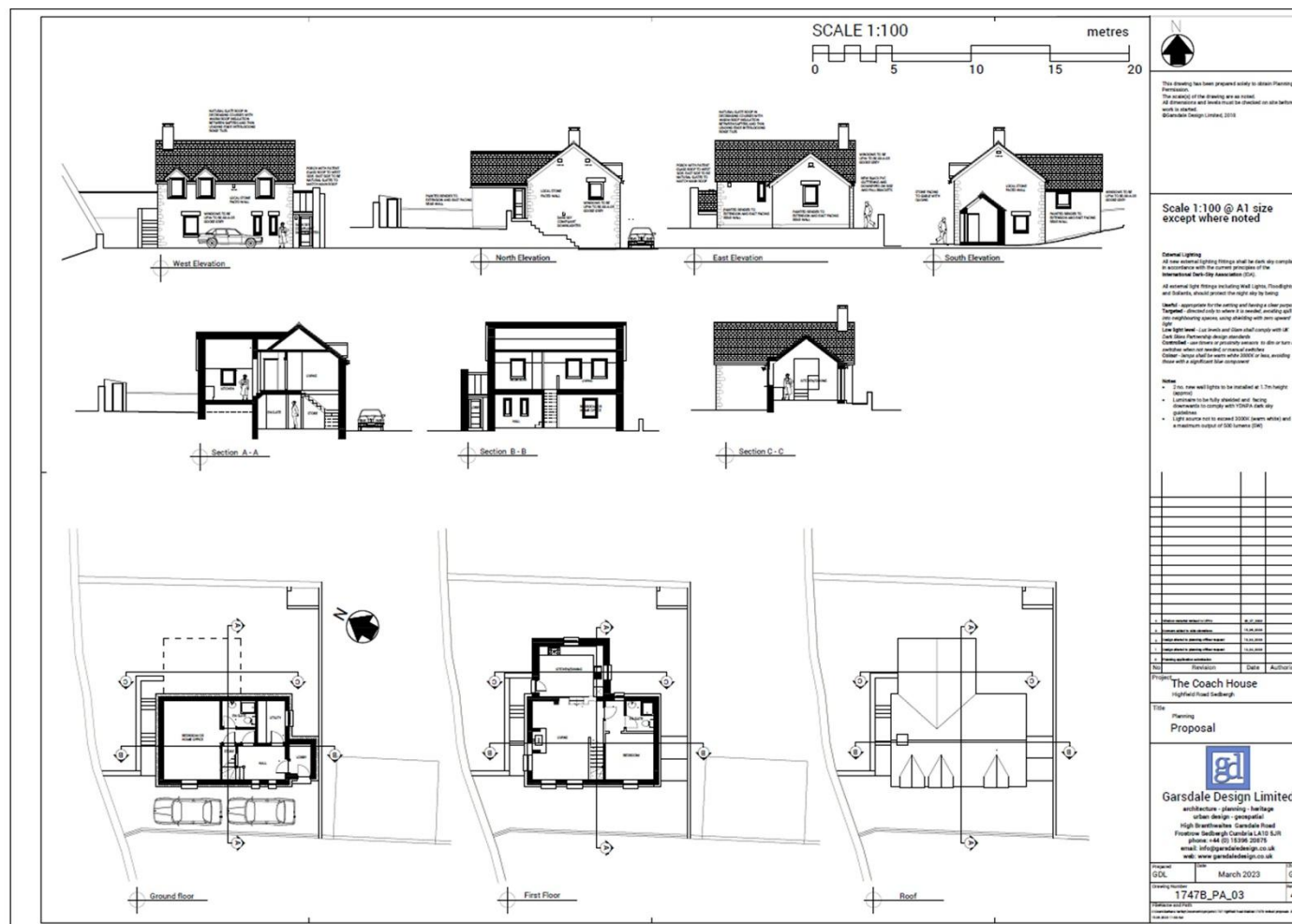
Overall, this plot provides a great opportunity to own a unique, spacious property in the heart of Sedbergh.

The plot is connected to mains electric.

This is to be sold through the method of sealed bids with offers around £100,000. Please contact the office for more information

Sealed Bids, Offers around £100,000

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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. At the end of the road is a private lane on which is the building plot.

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:

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