



Craig-Vaen Castlehaw  
Sedbergh, Cumbria LA10 5AJ

Cobble Country  
*Dales & Lakes*

*Town & Country Property Agents Est. 1992*







# Craig-Vaen Castlehaw

## Sedbergh, Cumbria LA10 5AJ

Craig-Vaen is a three bedroom, detached family home located in Castlehaw, a well sought after cul-de-sac to the east of the historic market town of Sedbergh. The house has great access to the town's many amenities including a range of convenience stores, cafes and medical facilities.

In brief, accommodation comprises of a lounge, dining room, kitchen, downstairs wc, utility room and conservatory. On the first floor there are two double bedrooms, a single bedroom and a shower room. Now in need of modernisation, perfect for putting your 'own stamp' on it.

On entering the property at ground floor level, there is a front porch opening into the hallway that leads into the lounge to the east of the property and the kitchen to the rear. The lounge benefits from a large window overlooking the front of the property with plenty of natural light. Adjoining the lounge to the rear is the dining room which provides ample room for a dining table and chairs. The conservatory is accessed through the dining room and offers views of the back garden and the fields surrounding the property. The kitchen comes equipped with a variety of wall and base units, electric oven and hob, an under counter fridge and stainless steel sink with drainer. To the side of the kitchen is a downstairs wc and a utility room with space and plumbing for white goods.

To the first floor, there are two double bedrooms, the larger at the rear of the property and boasts views of the surrounding fields and woodland. The second double bedroom is at the front of the property, both these rooms are generous in size. The single bedroom is also at the front of the property has a built in storage cupboard over the stairs. Completing the accommodation, the shower room comprises of a modern white three-piece shower suite.

The property benefits from gas central heating and double glazing throughout.

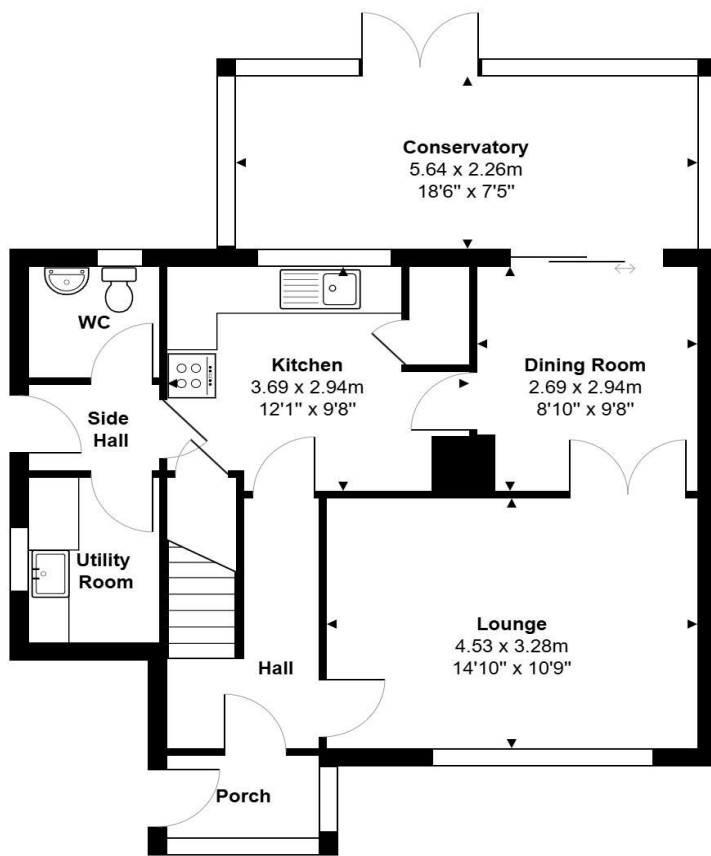
Externally, there is a gated driveway, well maintained wrap around gardens with mature bushes and plants. There is also a variety of outbuildings including a summer house and a shed for storage.

Viewings highly recommended to appreciate the potential of this home.

No Chain.

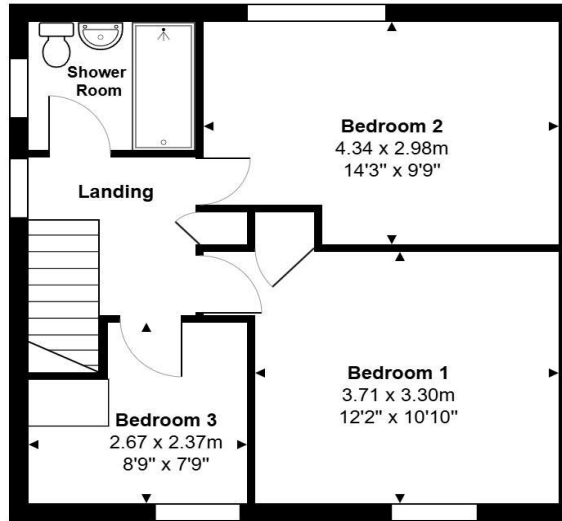
**Guide Price £285,000**



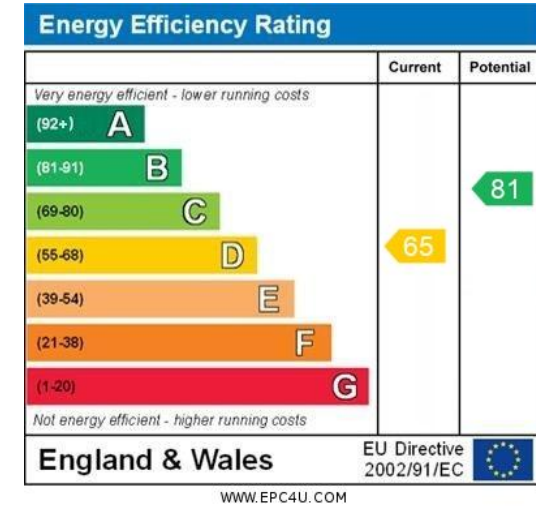


### Ground Floor

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



### First Floor



### SERVICES

Mains 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 C.

### DIRECTIONS

Travelling down Sedbergh Main Street, at the junction take a left onto the A683. 'Castlehaw' is the first road on the left hand side. Craig Vaen is straight ahead at the end of the cul de sac.

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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