



8 & 9 Loftus Manor,  
Sedbergh LA10 5SO

Cobble Country  
*Dales & lakes*

*Town & Country Property Agents Est. 1992*







# 8 & 9 Loftus Manor, Sedbergh LA10 5SQ

Numbers 8 & 9 Loftus Manor, a unique opportunity to purchase two flats together. The properties are in the Dales town of Sedbergh forming part of ten separate dwellings dating back to the early 1970's when they were sympathetically converted from a Victorian 'Workhouse'. They are within walking distance to the shops, pubs and amenities.

Accommodation in both flats briefly comprises of a kitchen, lounge, bathroom and two double bedrooms.

On entering the property, there is a small entrance hall with stairs leading up to Number 9. Number 8 is to the ground floor and has a spacious lounge that benefits from an exposed stone feature fireplace. The kitchen comes with ample wall and base units as well as under counter space and plumbing for a washing machine. In the bathroom there is a white three-piece suite with an electric shower over the bath. There are two good-sized double bedrooms to the rear of the flat.

Number 9 has a similar layout to number 8, with the lounge at the front of the property, this room also benefits from a stone feature fireplace. The kitchen comes equipped plentiful wall and base units, a stainless-steel sink with drainer, an integrated oven and hob. The bathroom contains fitted units including the wash basing and toilet. The bath itself is avocado in colour and has a shower off the taps. Both bedrooms are at the rear of the property, at present one is being used as a dining room. Number 9 benefits from central heating throughout.

The flats both benefit from high ceilings throughout, lovely views and historical features such as exposed wooden beams and large sash windows along with mains gas, electric, water and drainage.

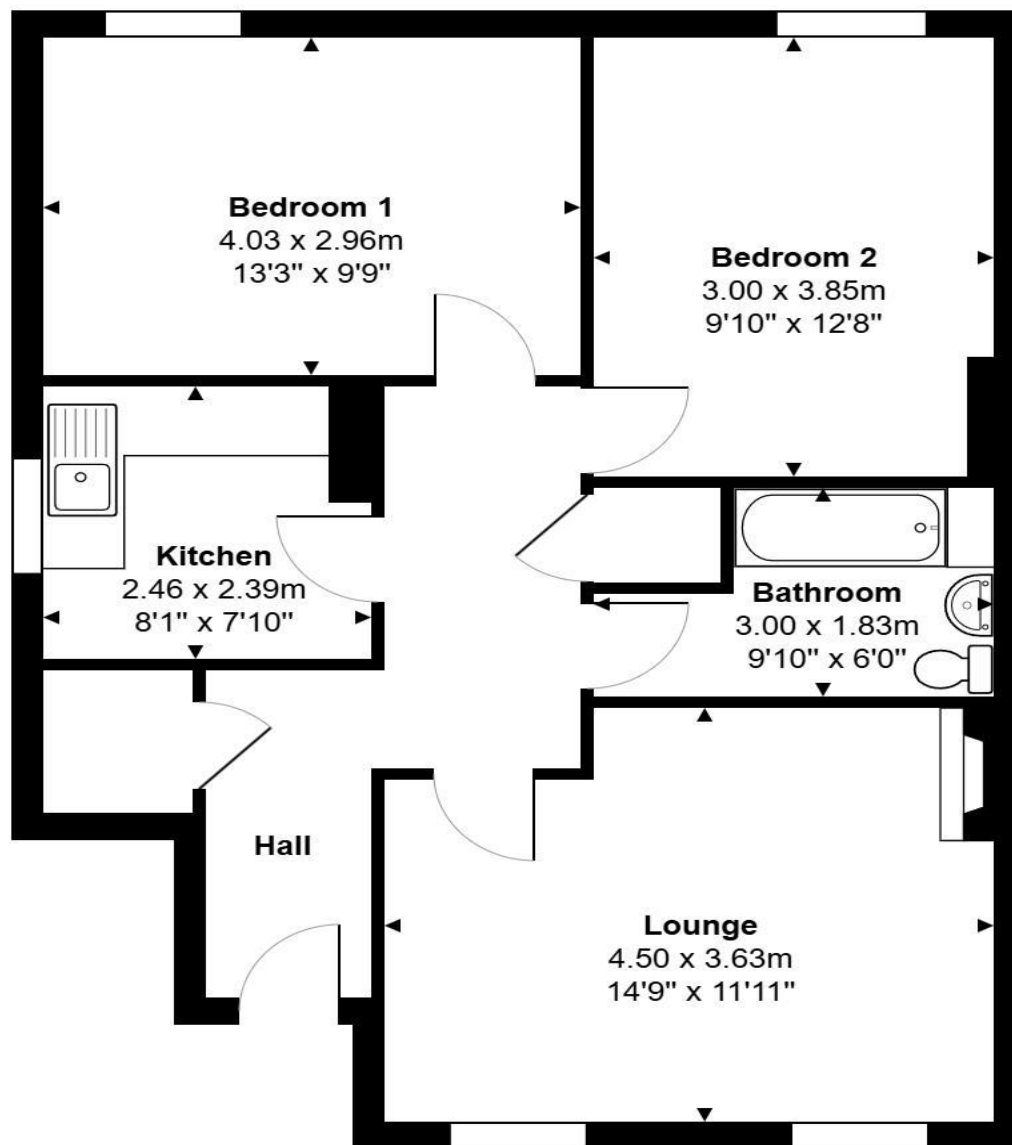
Externally there is a shared courtyard, large communal gardens that are maintained by the owner's association. Also, a single garage, parking and visitor parking.

There is a service charge of £240 for collective costs payable to the Loftus Manor Owners Association, which the owner of 8 & 9 Loftus Manor has ownership of 2 shares of the company.

Viewings highly recommended to appreciate this space.

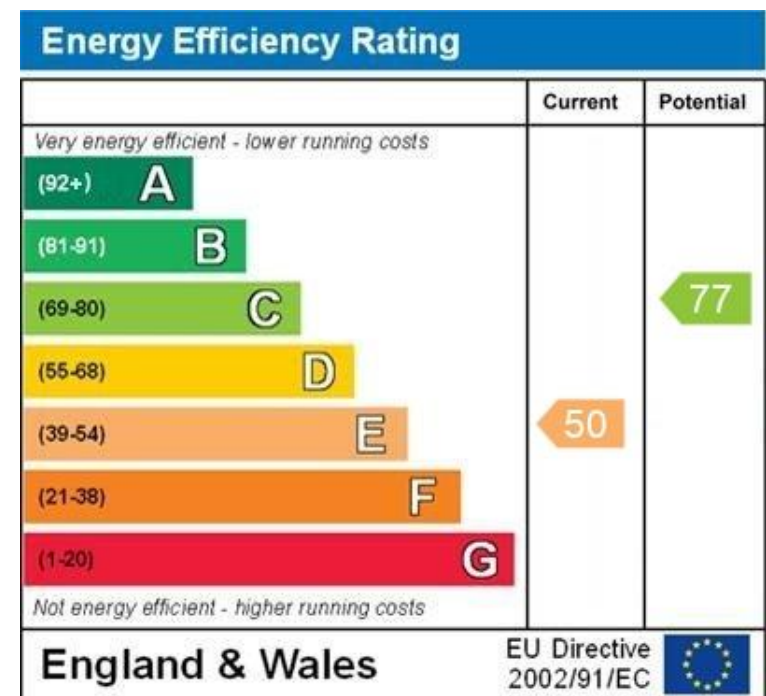
**Guide Price £250,000**





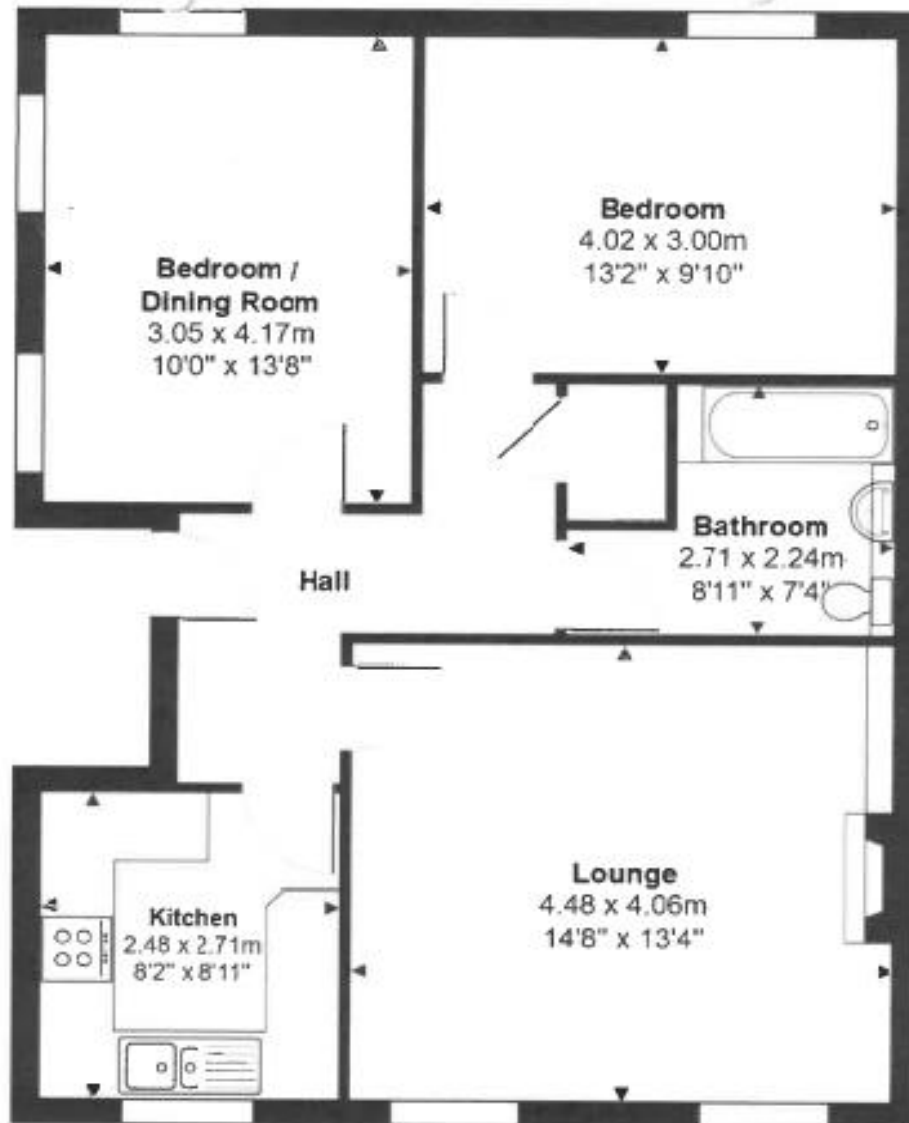
### Ground Floor

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



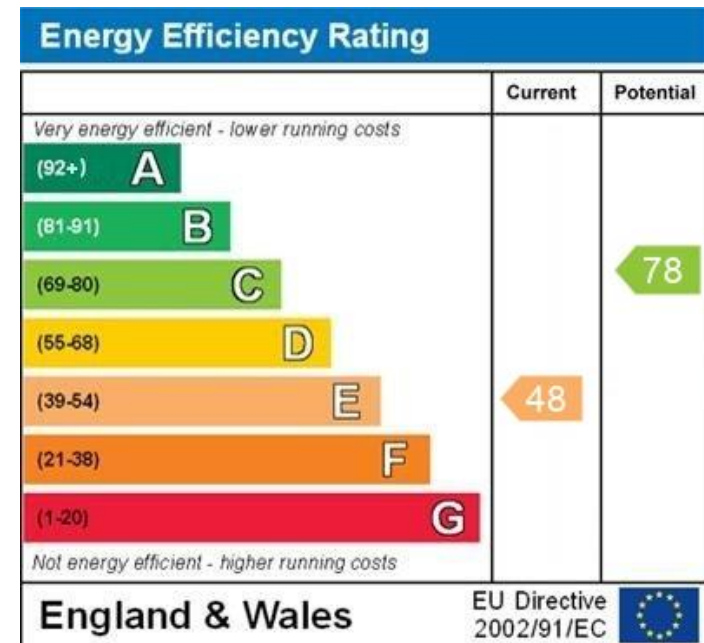
WWW.EPC4U.COM

# Flat 9 Floor Plan and EPC



**First Floor**

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



WWW.EPC4U.COM



### SERVICES

Mains gas, electric, water and drainage.

### TENURE

We are advised by the vender that the property freehold.

### COUNCIL TAX BAND

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

### DIRECTIONS

From Sedbergh take the road to Dent and immediately after the brow of Loftus Hill (turning on the right for Busk Lane) around a 100 yards on the left is Loftus Manor. Number 8 & 9 is at the opposite side of the courtyard.

### REFERALS INFORMATION

We may receive a referral fee from recommended solicitors or mortgage advisors. Full detail 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.

C1041 Printed by Ravensworth 01670 713330

**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](mailto:Sedbergh@cobblecountry.co.uk) Web: [www.cobblecountry.co.uk](http://www.cobblecountry.co.uk)