



5 New Street
Sedbergh, Cumbria LA10 5AF

Cobble Country
Dales & lakes

Town & Country Property Agents Est. 1992



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5 New Street is a superb Grade II Listed Victorian property situated centrally within the market town of Sedbergh, located on the western fringe of The Yorkshire Dales National Park. A 2 bedroom character cottage packed with original features and modernisations bringing the accommodation into the 21st Century. Spread over 3 storeys the property benefits from far reaching fell views.

On entering the property, you are met with the living room, with high ceilings, charming alcoves and a gas effect stove. The home maintains a traditional cottage atmosphere while incorporating the comforts of modern-day life. To the rear of the cottage is the kitchen which comes well-equipped with contemporary wall and base units, a deep stainless-steel sink, integrated appliances and underfloor heating.

To the first floor, accommodation comprises of the house bathroom to the rear and a double bedroom at the front. The bathroom contains a large free-standing bathtub, a shower cubicle equipped with two shower heads, a white handwash basin, wc and also benefits from underfloor heating. The bedroom has built in storage for clothes and room for some bedroom furniture. The second floor contains a generous dressing room and the second double bedroom to the front. Both bedrooms benefit from views of the fells surrounding.

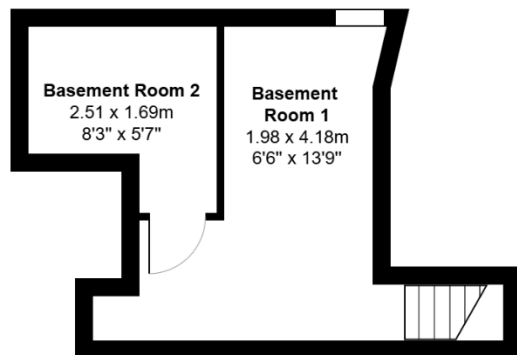
Externally there is a patio area with ample room for a table and chairs as well as a lawned garden with mature planted border. The garden also has access to Joss Lane car park. There is on street parking on New Street

The cottage benefits from mains gas, electric water and drainage, a large cellar for storage, as well as traditional sash windows equipped with shutters to act as insulation.

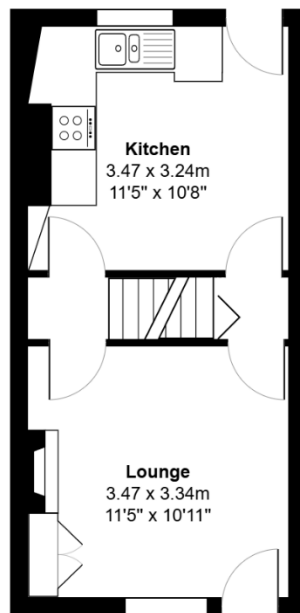
Viewings highly recommended to appreciate this cottage.

Guide Price £280,000

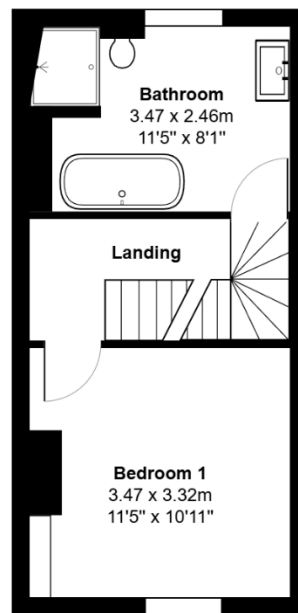




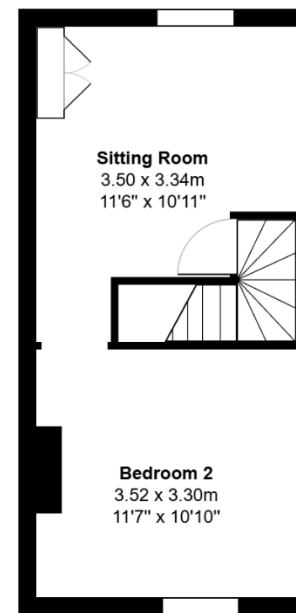
Basement



Ground Floor

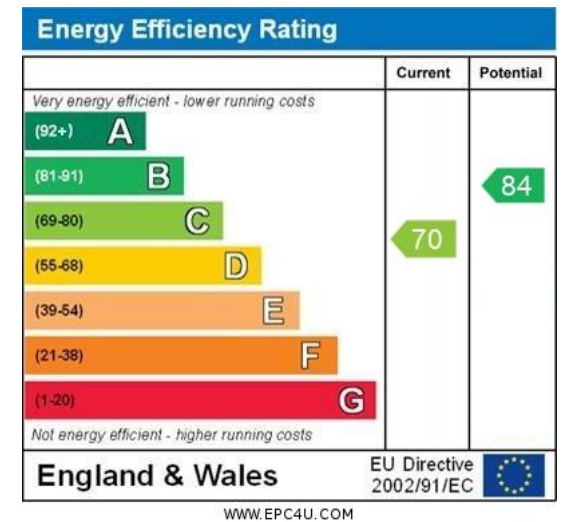


First Floor



Second Floor

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



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's Main Street, New Street is the last left on the one way section. Number 5 is the third house on the left.

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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