



21 Fairholme
Sedbergh, Cumbria LA10 5AY

Cobble Country
Dales & lakes

Town & Country Property Agents Est. 1992



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21 Fairholme is a beautifully, spacious and well-presented four-bedroom property on a popular road in the historic market town of Sedbergh. It's in an elevated position with great views to both the front and rear. It is only a few minutes walk from Main Street where you will find local shops, library, pubs and coffee shops. Sedbergh has its own Doctors and Dentist surgeries too.

Accommodation comprises of a spacious entrance hall, feeding into the downstairs accommodation and up to the first floor. To the ground floor there is a large and tastefully modernised kitchen/diner including an island with stainless steel sink and cupboards, utility room housing the combi boiler, good sized lounge and sunroom. To finish the ground floor accommodation an extension to the right hand side of the property offers a lovely double bedroom and wet room, this area lends itself to be a fantastic self-contained bedsit/granny flat/student space.

To the first floor there are three good sized double bedrooms and family bathroom with jacuzzi bath. The master bedroom is situated in it's own quarters and includes a spacious en suite, perfect as a guest room or for family and friends.

The property is in excellent condition throughout and benefits from double glazing and central heating. There is also plenty of integrated storage. It's ideal for a growing or already established family.

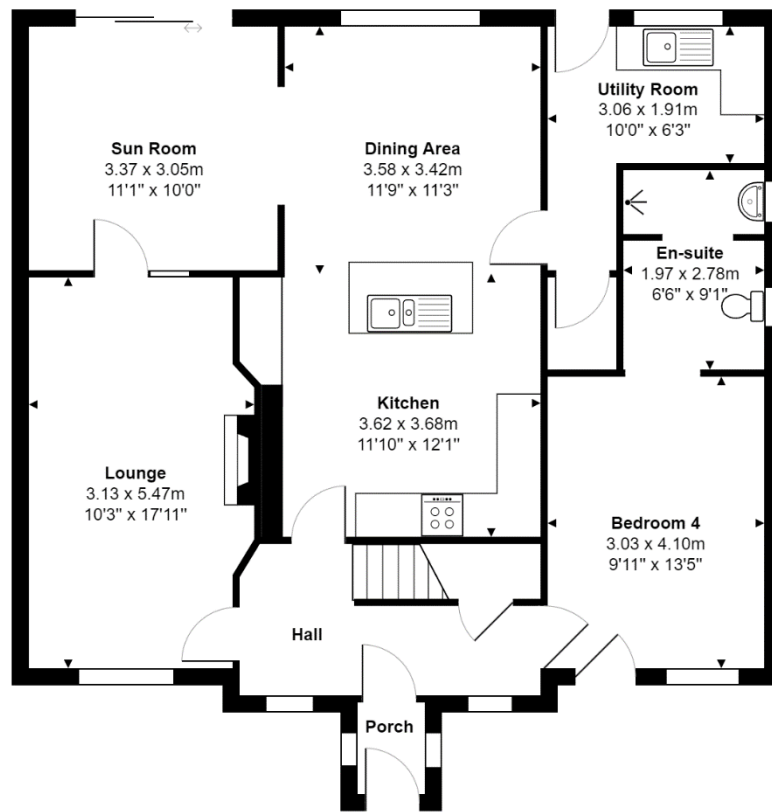
Externally there is a low maintenance garden to the front and parking for at least two cars on the driveway. To the rear is a beautiful and large manicured garden with a further hidden garden behind a strong screen hedge.

Viewings are highly recommended to appreciate the space the property has to offer, the local area and its surroundings.

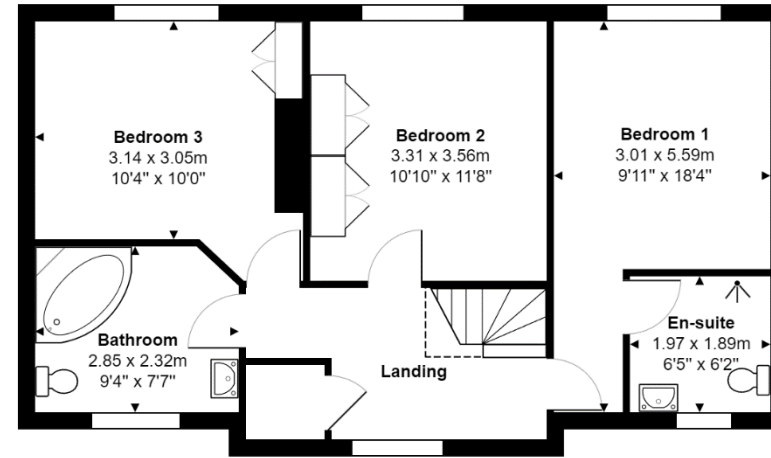
There is a local occupancy restriction on this property, please contact the agent for more information.

Guide price £450,000





Ground Floor



First Floor

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

SERVICES

Mains electric, gas, water and drainage.

TENURE

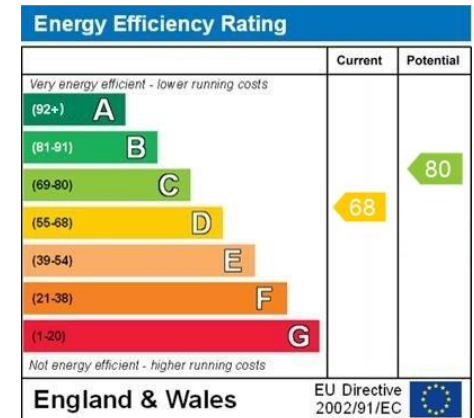
We are advised by the vender that the property is Freehold.

COUNCIL TAX BAND

We are advised that the property is currently in Band C.

DIRECTIONS

Take the turn by the Dalesman pub onto Howgill Lane, then take the second right hand turn onto Fairholme, number 21 is just over half way upon the right hand side.



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VIEWINGS: Viewings are strictly by arrangement with the sole agent:

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