



Moorside
Joss Lane | Sedbergh | Cumbria | LA10 5AS

FINE & COUNTRY

MOORSIDE





Welcome to Moorside, Joss Lane, Sedbergh, LA10 5AS

A handsome and impressive detached house built in 1923 to the architectural style of the Arts & Crafts Movement, Moorside offers authentic period details throughout spacious and light filled rooms. It's a great house for families that would equally well suit a couple looking to embrace the luxury of space or host family and friends.

Facing south, Moorside commands fabulous, unspoilt views, predominantly to the south over the established garden with the tops of the fells reaching up beyond the treetops but also to the east across a patchwork of fields beyond which there are views of the distant fells.

Original architectural details feature throughout the house, both inside and out. These combine with naturally well-lit rooms benefiting from good proportions providing a spacious hall, two beautiful, connected reception rooms, capable of being opened up to create one large space. Walk-through office and downstairs cloakroom. The dining kitchen is welcoming and supported by domestic offices of a pantry, large rear porch/boot room, boiler/utility room, fuel store and garden WC. From the first floor landing there are four double bedrooms, a fifth single bedroom and house bath and shower rooms.

An absolute delight are the private and established gardens, idyllic when viewed from the wisteria clad ground floor balcony and lower ground floor verandah. There's plenty of parking and a detached garage. In all, c. 0.45 acre.

At the head of the lane, this is a privileged setting indeed, one that is conveniently located to fully embrace the lifestyle that Sedbergh offers; good local facilities and schools, the immediacy of the fells and nature as well as the proximity of the M6 motorway.



We have very little passing traffic; it's wonderfully quiet and peaceful. We're in an area of Dark Skies and enjoy the most magical starlit nights with the Milky Way on show and we've occasionally seen the Northern Lights."









Location

The picturesque Dales market town of Sedbergh is only five miles from the motorway junction and yet feels a world away. Approaching from the M6, round the bend and the view is breathtaking as the valley stretches out in front, the glorious Howgill Fells surrounding the lower fields.

Sheltered by the fells, historic Sedbergh has a good provision of local shops and services for everyday needs. The attractive Main Street is home to independent retailers (including a traditional grocer, butcher and hardware shop), general services and numerous places to enjoy a drink or bite to eat.

As an official book town, there is a selection of book shops to browse and a town library. For healthcare there is a medical centre, dentist and vets' surgeries. Sedbergh also has a weekly Wednesday market held in the car park on Joss Lane and during the summer months, Main Street hosts an artisan market.

The town has an active calendar of community events including a spring show, gala, music and book festivals. The renowned and independent Sedbergh School has extensive amenities some of which are available to use by residents including a swimming pool, various courts, floodlit astro-turf pitch and a sports centre. There are also cultural events to enjoy in Thornely Studio, the contemporary music hall.

The life and times of this busy and vibrant town is advertised in Sedbergh & District's 'Lookaround' a monthly community newsletter which is available locally and also online (sedberghlookaround.org.uk), it's a great place to catch up on local news, source local contractors and to see what's on. The publication also lists many clubs and societies that may be joined making Sedbergh a very easy place to settle into and meet new people.

“ We moved in from away and have found Sedbergh to be incredibly friendly; we've made great friends in our time here and have enjoyed the strong and supportive community. We enjoy walking and really value the fact that here, in just a minute, we can be out on the fell path. The wilderness and having nature all around has been so important for us. It's a great place to own a dog, there are so many different walks to try.”



Setting the scene

Moorside was the first of four individual detached residences to be built along Joss Lane in the 1920s, all in the architectural style of the Arts & Crafts Movement. This movement was made popular in the late 19th and early 20th centuries and emphasised craftsmanship, honest materials, functionality and being in harmony with the environment.

This is evident throughout Moorside in the use of local stone and slate, the balcony and verandah design, the stone mullion windows, fabulous oak balustrade alongside the staircase and galleried landing, the unique folding oak partition between the reception rooms, the paneled internal doors and ceiling beams.

Other delightful period and characterful details include the stone fire surround in the drawing room, oak flooring in the dining room, working servants' bells and bell board (including one by the side of the bath), a lovely bedroom wash basin and the range of traditional domestic offices.

The primary rooms are south facing, naturally light filled and have attractive views over the garden and beyond to the distant fells. The views eastwards are stunning and far reaching, over neighbouring open countryside toward Baugh Fell. As the owners say "the views are always amazing, even if the weather isn't so."

Certain items of upgrading have been undertaken by the present owners, but there is further scope for work and of course, new owners always enjoy putting their own stamp on a house to create a home and reflect personal lifestyles and tastes.









STEP INSIDE

The Grand tour

First impressions count and at Moorside, the front entrance is truly impressive, with the front door set into a carved surround. Over the threshold and there is a spacious and welcoming hall. Continue through into the dining hall which has French doors to the balcony and a unique folding oak partition opening to the gracious sitting room and allowing the two spaces to be opened through and combined. Both rooms enjoy delightful views over the garden with the fells visible beyond the tops of the trees. A wood burning stove sits within a carved stone surround in the sitting room, the layout and size of the room affording space for a couple of seating arrangements.

The family friendly dining kitchen has walnut fronted cabinets and marble worktops. A breakfast bar of sycamore divides the room into cooking and dining with a open aspects from windows on both the south and eastern elevations. A traditional shelved pantry is always appreciated for additional storage. From the kitchen a door leads out through a small lobby to a large rear porch/boot room, once open to the elements, it has long since been enclosed and now provides a useful entrance for everyday use, storage for outdoor gear and ideal if arriving home, laden with shopping or after a wet dog walk. Accessed off the porch is a boiler room, fuel store (with coal hatch) and an outside loo, great if you've been out in the garden. A small office has been created in the under stairs space with a cloakroom beyond.

The attractive period staircase rises to the first floor where a generously wide landing provides access to four spacious double bedrooms, a fifth single bedroom/office or hobbies room, the bathroom and shower room. The views from all the wonderfully light bedrooms are all slightly different, each one revealing a slice of the surrounding countryside, including the fells of Winder, Baugh, Ingleborough and Whernside.



The character of the house was a huge appeal to us. On our first viewing it had a great feel and felt like it would be a happy house for our family which it has been. "











STEP OUTSIDE

Step outside

Arriving at the house off Joss Lane and there's private parking along the drive and more in the parking area beyond the gates and in the detached garage. The gardens are predominantly to the south and are completely enclosed to offer peace of mind for dogs and younger children. Alongside the detached garage steps lead up through an arch in the beech hedge to an area of garden that's home to productive apple and pear trees.

Wonderfully private and with an incredible feeling of seclusion, the main south facing garden offers a wonderful leafy setting from which the views are divine. Not at all overlooked, being outside is like being in a bubble, it's extraordinary to remember that a short walk along Joss Lane and you are on Main Street, the centre of town.

The best vantage point for the views is the balcony off the dining room, it's part covered and has sandstone flags as well as scented wisteria intertwined along the balustrade. A fabulous place to set up chairs and enjoy your downtime.

The established garden is well stocked with mature trees, flowing shrubs and herbaceous beds. A variety of seating areas offer sun or shade when required. The triple arched flagged verandah is a delightfully shady spot, sitting here the view of the garden is framed by a fragrant wisteria. To the rear of the verandah is an undercroft (with power and light) providing useful storage for garden tools, a mower and the like. There is also a fuel store.

Beyond the main seating area (ideal for outside dining as it's positioned to enjoy the latest sun possible) is a lower lawn with a central weeping birch tree. Past the lawn is a small area of woodland. The grounds measure c. 0.45 acre.



“ We have spotted a wide variety of wildlife in the garden; red and grey squirrels, a tawny lives at the bottom in the trees and of course lots of garden birds including a great spotted woodpecker who visits. We are in a 'Dark Skies' area of the National Park, so our wonderful night skies are protected from new light development.”



Moorside

Approximate Gross Internal Area : 275.23 sq m / 2962.55 sq ft
 Outbuilding : 14.80 sq m / 159.30 sq ft
 Total : 290.03 sq m / 3121.85 sq ft



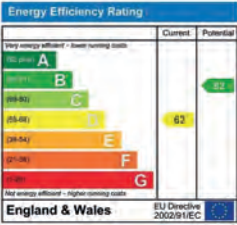
Cellar

Ground Floor



First Floor

For illustrative purposes only. Not to scale.
 Whilst every attempt was made to ensure the accuracy of the floor plan,
 all measurements are approximate and no
 responsibility is taken for any error.



Agents notes: All measurements are approximate and for general guidance only and whilst every attempt has been made to ensure accuracy, they must not be relied on. The fixtures, fittings and appliances referred to have not been tested and therefore no guarantee can be given that they are in working order. Internal photographs are reproduced for general information and it must not be inferred that any item shown is included with the property. For a free valuation, contact the numbers listed on the brochure. Printed 05.09.2025



FURTHER INFORMATION

On the road

Dent	5.8 miles
Kendal	11.3 miles
Kirkby Lonsdale	11.7 miles
Bowness on Windermere	19.9 miles
Harrogate	63.6 miles
Leeds	67.9 miles
Manchester	81 mile

Transport links

M6 J37	5 miles
Oxenholme station	10.1 miles
Dent Station	13.2 miles
Leeds Bradford airport	60.9 miles
Manchester airport	87 miles
Liverpool airport	93 miles

The above journey distances are for approximate guidance only and have been sourced from the fastest route on the AA website from the property postcode.

Internet Speed

Mobile and broadband services

For information on broadband and mobile services at the property, we advise prospective purchasers to consult the Ofcom website: [checker.ofcom.org.uk](https://www.ofcom.gov.uk)

Rail Journeys

The nearest station is at Dent on the Settle and Carlisle Line, which runs between Carlisle and Leeds via Settle. The closest station on the main West Coast line is at Oxenholme (Lake District)



Based on approximate direct train journey times from Oxenholme train station on the main West Coast line. Train service durations vary, please check [nationalrail.co.uk](https://www.nationalrail.co.uk) for further details.

Schools

Primary

Sedbergh Primary School
Sedbergh Preparatory School (Independent school),
Casterton

Secondary

Settlebeck School, Sedbergh
Sedbergh School (Independent school)
Queen Elizabeth School and QEstudio, Kirkby Lonsdale

Further Education

Kendal College
University of Cumbria (Lancaster and Ambleside campuses)
Lancaster University

Directions

what3words [dashes.hips.clocking](https://www.what3words.com/)

Use Sat Nav **LA10 5AS** with reference to the directions below:

Exit J37 of the M6 and take the A684 towards Sedbergh. Entering the town, as the A684 bears round to the right, drive straight on, onto Main Street (a one-way street). Take the first left onto Joss Lane and continue as the road climbs and then bears round to the right. Moorside is the last house on the right before the gate to the fell.

Please note

The PVC windows were replaced in 2025.
To preserve privacy and exclusivity for the residents, holiday letting is not permitted.

Local leisure activities

Cowan Head has its own leisure suite and golf course, but should you feel the need to venture further afield during your stay then there is much on offer from this highly accessible location. Here are our highlights:

Places to visit

Farfield Mill, Sedbergh
White Scar Cave, Ingleton – the longest show cave in England
Sizergh Castle and Gardens (National Trust)
Ribblehead Viaduct and the Settle to Carlisle Railway

Sport and recreation

Whether off or on road, for keen runners and cyclists, there are countless routes to enjoy
Various sports and recreational facilities offered locally by

Sedbergh School
Tennis and pickle ball clubs
Wild swimming on Killington Lake
Kayaking - the rivers Lune, Rawthey and Clough are renowned for their excellent and challenging whitewater
Sailing or windsurfing available through Killington Sailing Association
Golf courses at Sedbergh, Kirkby Lonsdale, Casterton and two in Kendal

Places to eat

The Black Bull Inn and The Dalesman Country Inn, both in Sedbergh
There's a choice of pubs and cafes in Dent
The Sun Inn, Royal Hotel, Royal Barn and Avanti all in Kirkby Lonsdale

Great walks nearby

In the heart of the Yorkshire Dales straight from the door, at the end of Joss Lane there is a gate providing direct access onto the fell. From here you can walk the Howgill Fells, including The Calf, the highest of the fells at 2,218 ft. Other enjoyable walks would include over to Dent, the historic Dales village or head over towards the Frostrow and Middleton Fells.

North Yorkshire's famous Three Peaks are ready to be conquered; Ingleborough, Wharfedale and Pen-y-ghent. For a completely different experience, try the Ingleton Waterfalls Trail, a well-known circular route of five highly scenic miles beginning and ending in nearby Ingleton.

Or for something slightly gentler, four rivers converge in Sedbergh providing miles of beautiful riverside walks.

Services

Mains electricity, gas, water and drainage. Gas fired central heating from a Vaillant boiler located in the boiler room with control via HIVE App.
Security alarm.

Guide price £ 8 2 5 , 0 0 0

Westmorland and Furness Council
Council Tax band G

Tenure
Freehold

Included in the sale

Light fittings, carpets, curtains, curtain poles, blinds and integral kitchen appliances as follows: gas hob, Elica fan, Bosch double oven, dishwasher and fridge freezer. The Samsung washing machine and Hotpoint tumble dryer are available by separate negotiation as are the piano, dining table and chairs. The red rug in the dining room.



FINE & COUNTRY

Fine & Country is a global network of estate agencies specialising in the marketing, sale and rental of luxury residential property. With offices in over 300 locations, spanning Europe, Australia, Africa and Asia, we combine widespread exposure of the international marketplace with the local expertise and knowledge of carefully selected independent property professionals.

Fine & Country appreciates the most exclusive properties require a more compelling, sophisticated and intelligent presentation – leading to a common, yet uniquely exercised and successful strategy emphasising the lifestyle qualities of the property.

This unique approach to luxury homes marketing delivers high quality, intelligent and creative concepts for property promotion combined with the latest technology and marketing techniques.

We understand moving home is one of the most important decisions you make; your home is both a financial and emotional investment. With Fine & Country you benefit from the local knowledge, experience, expertise and contacts of a well trained, educated and courteous team of professionals, working to make the sale or purchase of your property as stress free as possible.

We value the little things that make a home

THE FINE & COUNTRY
FOUNDATION

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