





Moorside

Joss Lane, Sedbergh, LA10 5AS

Set within the picturesque village of Sedbergh, Moorside presents a truly special opportunity to acquire a substantial arts and crafts style home, boasting five bedrooms, a sweeping drive, established gardens and extensive living accommodation, this property makes an ideal permanent or second home for a range of buyers.

Quick Overview

- Marvellous Detached Home
- Five Bedrooms & Two Bathrooms
- Picturesque Location
- Substantial Plot & Extensive Accommodation
- Close to Local Amenities & Schools
- Ample Off Road Parking
- Detached Garage
- Beautifully Presented & Well Stocked Gardens
- A Wealth of Period Features
- Superfast 67 Mbps Broadband Available





Location

Sedbergh itself is a delightful town located in the heart of the Yorkshire Dales National Park, offering endless opportunities for outdoor pursuits and exploring the stunning countryside. The nearby rivers and valleys also provide a peaceful setting for leisurely walks and picnics. The town boasts a variety of independent shops, cafes, and restaurants, ensuring convenience and a vibrant community. Sedbergh also has a primary school, along with the highly regarded Sedbergh School, a library, and a community centre, providing a strong sense of community and a range of activities for residents of all ages. The M6 is close by, as well as both the North and South Lakes being within easy reach, all whilst enjoying the benefit of living in a beautiful, quiet town.

Welcome

Set in the picturesque town of Sedbergh, Moorside presents a marvellous opportunity to acquire a substantial home, boasting unrivalled countryside views within a peaceful location, within walking distance to the town centre. This imposing property has been built, influenced by the arts and crafts movement and provides a generous driveway, established gardens and extensive living accommodation, ideal for those searching for a generous home in a sought after village location, with local amenities and well regarded schools on the doorstep.

Presenting flexible living with a breakfast kitchen, utility area, formal dining room and living room to the ground floor, the first floor presents five good sized bedrooms and two bathrooms. Boasting a wealth of traditional features from mullein and leaded glass windows to beams and exposed stone throughout, the home is now ready for a new buyer to make it their own. Externally, the home sits on an expansive plot with the well established, tiered garden extending to the rear, boasting views to the fells beyond.





The Breakfast Kitchen

Specifications

Entrance Hall
12' 7" x 9' 10" (3.84m x 3m)

Breakfast Kitchen
20' 4" x 13' 9" (6.2m x 4.19m)

Utility/Hallway
15' 9" x 7' 8" (4.8m x 2.34m)



Step into the inviting entrance hall, featuring charming ceiling joists and ample space for coats and shoes, leading seamlessly into the living areas. The breakfast kitchen welcomes you first, offering space for a dining table and fitted with wall and base units, complementary worktops, and a tiled splashback. It includes a double stainless-steel sink and integrated appliances including a Bosch oven, microwave, four-ring hob, and extractor fan. There is also an undercounter dishwasher, and a door opens into a pantry cupboard with shelving and space for a fridge/freezer.

An inner hall provides additional cupboard space and leads to the store room/utility, which features a striking arch window to the front and access to the driveway-perfect for kicking off muddy boots and drying off wet dogs after a day of exploring. This area also includes a downstairs W.C. and sink, as well as a boiler room with space and plumbing for a washing machine and dryer.

Living Areas

The formal dining room presents a fantastic space for hosting special occasions with family and friends, enjoying balcony doors that open onto the terrace, perfect for al fresco dining in the summer offering views over the garden and onto the fells of the Yorkshire Dales National Park beyond. There is also a study for those who work from home, complete with another convenient W.C. and hand wash basin.

Original wooden doors lead into the living room, which is rich with character, featuring beams, ceiling joists, and an open fireplace with a wood-burning stove. Dual aspect mullion windows provide a traditional feel and enjoy an outlook over the garden.

Specifications

Dining Room

18' 1" x 16' 5" (5.51m x 5m)

Living Room

25' 5" x 24' 6" (7.75m x 7.47m)

Study

12' 0" x 3' 0" (3.66m x 0.91m)





Upstairs

A wooden staircase ascends to the first floor, presenting the five generously sized bedrooms. Bedroom one is a large double room, bathed in natural light from dual aspect original windows, and features integrated wardrobes, built-in storage, and a dressing area with a separate sink. Bedroom two is equally as generous, offering built-in wardrobes and views over the fields beyond. Bedrooms three and four are also double rooms, each boasting delightful views and ample space for additional furniture. Finally, bedroom five is a cosy single room, perfect for use as a study.

The shower room is equipped with a corner shower, W.C., and wall-hung sink, whilst the second bathroom includes a bath with a handheld attachment, W.C., and pedestal sink, along with a cupboard housing the water cylinder.

Specifications

Bedroom One

17' 9" x 16' 4" (5.41m x 4.98m)

Bedroom Two

17' 11" x 12' 10" (5.46m x 3.91m)

Bedroom Three

16' 5" x 13' 8" (5m x 4.17m)

Bedroom Four

14' 2" x 12' 6" (4.32m x 3.81m)

Bedroom Five

8' 5" x 7' 3" (2.57m x 2.21m)





Outside and Parking

Externally, the property impresses with a private driveway and a double garage with an up-and-over door, ideal for storage. The tiered garden extends to the rear, featuring well-established borders, lawn areas, a gravelled path, and inviting spaces for outdoor seating. A convenient store beneath the property is perfect for storing gardening essentials, complemented by wisteria and a terrace area for outdoor seating.

Parking A private drive provides off road parking, along with a garage for additional parking and storage.

Important Information

Services:

Mains gas, water, drainage and electricity.

Energy Performance Certificate:

The full Energy Performance Certificate is available on our website and also at any of our offices.

Council Tax Band :

Westmorland and Furness Council. Band G.

What3Words:

///reflect.outlines.shadowing

Tenure:

Freehold. Vacant possession upon completion.

Anti-Money Laundering:

Please note that when an offer is accepted on a property, we must follow government legislation and carry out identification checks on all buyers under the Anti-Money Laundering Regulations (AML). We use a specialist third-party company to carry out these checks at a charge of £42.67 (inc. VAT) per individual or £36.19 (incl. vat) per individual, if more than one person is involved in the purchase (provided all individuals pay in one transaction). The charge is non-refundable, and you will be unable to proceed with the purchase of the property until these checks have been completed. In the event the property is being purchased in the name of a company, the charge will be £120 (incl. vat).





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Approximate Area = 2943 sq ft / 273.4 sq m

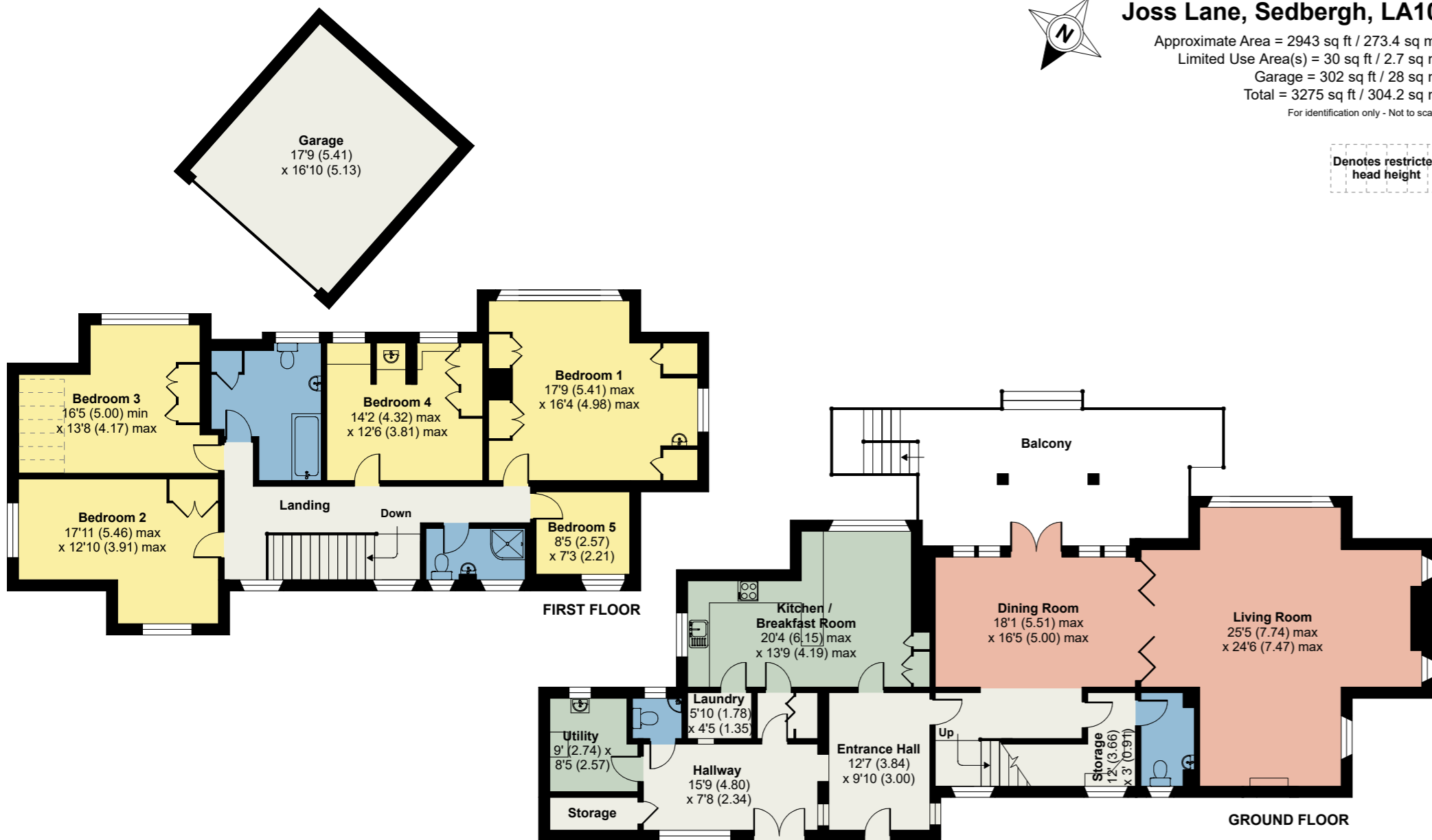
Limited Use Area(s) = 30 sq ft / 2.7 sq m

Garage = 302 sq ft / 28 sq m

Total = 3275 sq ft / 304.2 sq m

For identification only - Not to scale

Denotes restricted head height



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nlscom 2024. Produced for Hackney & Leigh. REF: 1168310

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Viewings

Strictly by appointment with Hackney & Leigh.

To view contact our Kirkby Londale office:

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