



Sedbergh

£300,000

The Stables, Ingmire Hall, Sedbergh, LA10 5HR

Set within the historic grounds of Ingmire Hall, this exquisite Grade II Listed home seamlessly blends contemporary living with timeless character, boasting traditional features with sash windows, beams and exposed stone throughout, with first floor living accommodation taking advantage of the views over the immaculately presented communal grounds.

Ingmire Hall itself comprises thirteen uniquely designed homes, situated within a private estate that offers beautifully landscaped grounds and communal areas, boasting expansive lawns and woodlands, along with a tennis court and feature pond.

Quick Overview

Marvellous Grade II Listed Home
 Delightful Open Plan Living/Diner with Separate Kitchen
 Set Within the Idyllic Grounds of Ingmire Hall
 Private Rear Patio & Extensive Communal Gardens
 No Onward Chain
 Close to Amenities & Local Schools
 Allocated & Visitor Parking Available
 Contemporary Design Throughout
 Ideal Second Home or Investment Opportunity
 B4RN Broadband Available



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B4RN
Broadband*



Allocated & Visitor
Parking

Property Reference: KL3594



Entrance Hall



Bedroom One



Bedroom Two



Bathroom

As you step through the entrance, you're greeted to the right by bedroom two; a space that exudes elegance with its high ceilings and sash window to the rear aspect. This room offers built-in wardrobes and ample space for a double bed. Bedroom one mirrors this elegance, featuring high ceilings and built-in wardrobes, with a rear aspect sash window that opens up to views of your own private patio; a perfect spot for morning coffee or evening relaxation.

A handy downstairs cloakroom is thoughtfully designed with a W.C., pedestal sink and tasteful tiled splashback, adding a touch of modern convenience to this characterful property.

Ascending the stairs, you're welcomed by a flood of natural light from the front aspect window overlooking the charming courtyard. At the top, a generous living and dining area awaits, highlighted by dual aspect windows and vaulted ceilings. The exposed stonework surrounding the gas fire adds a cosy and inviting feel, along with ample space for a dining table, perfect for family gatherings or cosy evenings in.

The kitchen is equipped with wall and base units, complementary worktops and a tiled splashback, along with a one and a half stainless steel sink and drainer. Integrated appliances include an oven with four-ring AEG induction hob and extractor over, and there is space for an undercounter washing machine, dishwasher and freestanding fridge/freezer.

The bathroom is a modern four piece suite, featuring a jacuzzi bath, walk in shower, vanity sink unit and heated towel radiator, whilst part tiled walls and flooring complete the picture.

To the rear, the property enjoys its own private patio, providing the perfect area for a morning coffee in the sun, offering ample space for outdoor seating and a dining table. There is also a handy outside cupboard found in the shared passageway leading to the patio, providing great storage for garden equipment.

This charming property within Ingmire Hall is not just a home, but a lifestyle; a unique opportunity to live in a space that beautifully marries traditional features and modern living to create an exquisite home, ideal for first time buyers and retirees alike, or those looking for a weekend escape from day to day life. Currently being a successful holiday let, this property presents an ideal business opportunity, so don't miss your chance to make this enchanting residence your own!



Living/Dining Room



Kitchen



Living/Dining Room



Living/Dining Room



Kitchen



Patio

Accommodation with approximate dimensions:

Bedroom One 15' 0" x 9' 1" (4.57m x 2.77m)

Bedroom Two 11' 6" x 8' 10" (3.51m x 2.69m)

Living/Dining Room 18' 1" x 15' 1" (5.51m x 4.6m)

Kitchen 11' 3" x 8' 10" (3.43m x 2.69m)

Property Information

Parking

Two allocated parking spaces, with additional visitor spaces.

Tenure

Freehold. Vacant possession upon completion. Service charge cost of approximately £1150.00 payable per annum which contributes to costs for septic tank maintenance, window cleaning and up keep of gardens and grounds. Please note there is a flying freehold, please refer to the OS Map for further details.

Council Tax

Westmorland and Furness Council - Band C

Services

Mains water and electricity. LPG central heating. Shared septic tank drainage. Please note that due to updated regulations for septic tanks and private drainage facilities, interested parties may wish to seek independent advice on the installation. We can recommend several local firms who may be able to assist.

Energy Performance Certificate

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

What3Words ///golden.sound.indoor

Viewings

Strictly by appointment with Hackney & Leigh.

Anti-Money Laundering Regulations (AML)

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).



Gardens & Grounds



Ingmire Hall



Ingmire Hall



OS Map

Request a Viewing Online or Call 015242 72111

Meet the Team

Richard Harkness M.R.I.C.S

Sales Manager

Tel: 015242 72111
Mobile: 07971 911357
richardharkness@hackney-leigh.co.uk



Claire Tooke

Sales Team

Tel: 015242 72111
kirkbysales@hackney-leigh.co.uk



Matilda Stuttard

Sales Team

Tel: 015242 72111
kirkbysales@hackney-leigh.co.uk



Naomi Price

Viewing Team

Tel: 015242 72111
kirkbysales@hackney-leigh.co.uk



Viewings available 7 days a week
including evenings with our
dedicated viewing team
Call **015242 72111** or request
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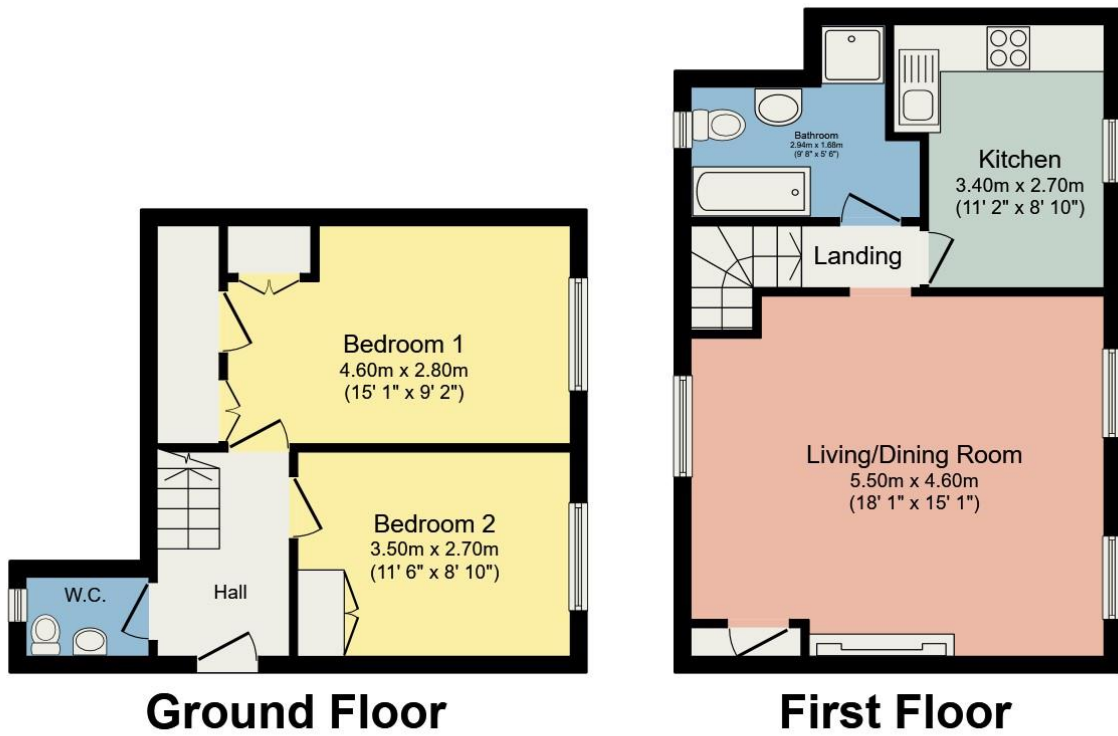


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Hackney & Leigh Ltd 3 Market Square, Kirkby Lonsdale, Lancashire, LA6 2AN | Email: kirkbysales@hackney-



Total floor area 72.6 m² (781 sq.ft.) approx

This plan is for layout guidance only and is not drawn to scale unless stated. Windows and door openings are approximate. Whilst every care is taken in preparation of this plan, please check all dimensions, shapes and compass bearings before making any decision reliant upon them.

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