

## Garsdale

£215,000

12 Railway Cottages, Garsdale, Sedbergh, LA10 5PP

In the heart of the breathtaking Yorkshire Dales National Park, this delightful period cottage offers a rare opportunity to own a slice of rural tranquillity. Perfect as a permanent home or investment property, this charming property is sold with no ongoing chain.

Located just a stone's throw from the renowned Garsdale Railway Station on the iconic Settle-Carlisle line, this cottage is a dream come true for outdoor enthusiasts. With the Pennine Bridleway right behind the house, you can embark on endless walks and bike rides through unspoilt countryside directly from your doorstep. The views to the rear provide a picturesque backdrop to your daily life, making every moment spent here a joy.

### Quick Overview

Delightful Rural Location  
Short drive to the Bustling Towns of Sedbergh  
& Hawes  
Three Bedrooms & One Bathroom  
Cosy Lounge with Open Fire  
Period Cottage  
Off Road parking & Garden  
Railway Links Close By  
Countryside Views to the Rear  
No Onward Chain  
Ultrafast Broadband Available\*



3



1



1



D



Ultrafast  
Broadband



Off Road  
Parking

Property Reference: KL3612





Living Room



Kitchen/Dining Room



Outbuilding



Countryside Views

The cottage itself, once a railway worker's home, exudes character and warmth. The inviting living room features a cosy coal fire and a fitted bookcase, perfect for relaxing evenings. The inner hall provides an under stairs storage cupboard with a step leading down to a utility space with a W.C. The kitchen is well-appointed with a range of integrated appliances, including a NEFF electric hob and double oven, with space for a family dining table and external door leading to the rear yard.

Upstairs, the landing, with handy airing cupboard, provides access to three comfortable bedrooms, and a family bathroom comprising a panelled bath, pedestal sink and W.C.

The easy-maintenance flagged rear courtyard provides a peaceful retreat, with gated access to a rear lane and the Pennine Bridleway. There is a stone built outhouse, once the outside toilet and wash house but now converted into a practical outhouse split into two with light and power, ideal as a home office or further storage. The front of the property provides off-road parking for two vehicles and a sunny courtyard to sit and enjoy a morning coffee.

Don't miss the chance to make this idyllic cottage your own and enjoy the best of rural living in the Yorkshire Dales.

#### Accommodation with approximate dimensions:

##### Ground Floor

Living Room 17' 1" x 12' 7" (5.21m x 3.84m)

Kitchen 12' 0" x 11' 5" (3.66m x 3.48m)

##### First Floor

Bedroom One 12' 4" x 8' 4" (3.76m x 2.54m)

Bedroom Two 12' x 8' 4" (3.66m x 2.54m)

Bedroom Three 9' 3" x 8' 6" (2.82m x 2.59m)

## Property Information

### Parking

Off Road Parking

### Tenure

Freehold (Vacant possession upon completion).

### Council Tax

Westmorland and Furness Council - Band B

### Services

The property is supplied with mains electricity. Sewerage and drainage to a septic tank maintained by United Utilities. Water is provided via a borehole. It also has B4RN fibre optic broadband and oil-fired central heating.

### Energy Performance Certificate

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

### What3Words

///works.verges.obscuring

### 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).



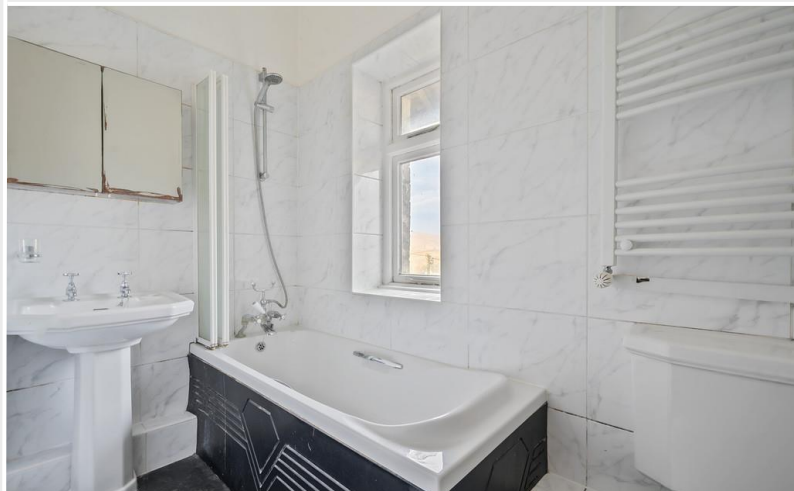
Bedroom One



Bedroom Two



Bedroom Three



Bathroom

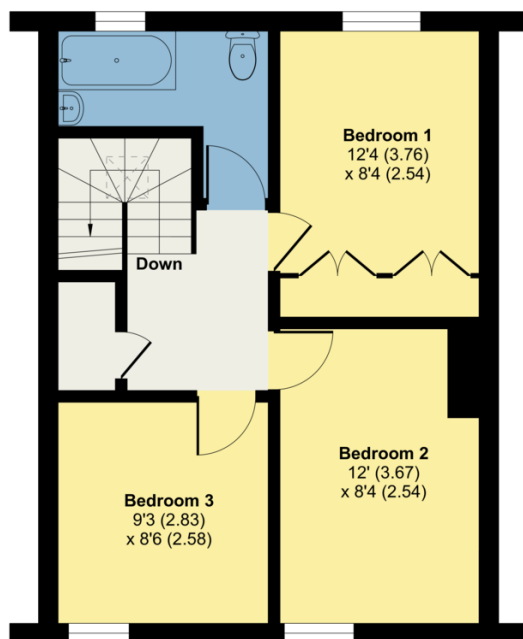
## 12 Railway Cottages, Garsdale, Sedbergh, LA10

Approximate Area = 897 sq ft / 83.3 sq m

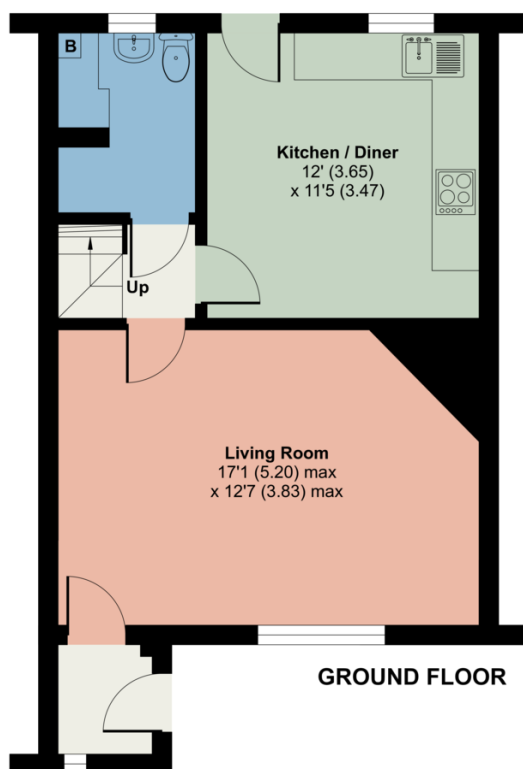
Outbuildings = 139 sq ft / 12.9 sq m

Total = 1036 sq ft / 96.2 sq m

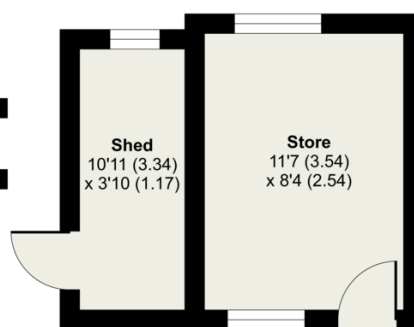
For identification only - Not to scale



FIRST FLOOR



GROUND FLOOR



OUTBUILDING 1 / 2



Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2025. Produced for Hackney & Leigh. REF: 1262068

All permits to view and particulars are issued on the understanding that negotiations are conducted through the agency of Messrs. Hackney & Leigh Ltd. Properties for sale by private treaty are offered subject to contract. No responsibility can be accepted for any loss or expense incurred in viewing or in the event of a property being sold, let, or withdrawn. Please contact us to confirm availability prior to travel. These particulars have been prepared for the guidance of intending buyers. No guarantee of their accuracy is given, nor do they form part of a contract. \*Broadband speeds estimated and checked by <https://checker.ofcom.org.uk/en-gb/broadband-coverage> on 24/03/2025.

Request a Viewing Online or Call 015242 72111