



Howgill

£250,000

Smithy Cottage , Howgill, Sedbergh, LA10 5HY

In the heart of the Yorkshire Dales National Park, Smithy Cottage, offers a unique blend of charm and modern comfort. Originally built as the village smithy, this stunning two-bedroom home, dating back to circa 1735, boasts breathtaking views of the rolling countryside and the majestic Howgills.

The Howgills, a range of hills known for their smooth, sweeping slopes and beauty, provide a picturesque backdrop to this charming property. Often described as a hidden gem within the Yorkshire Dales, the Howgills offer endless opportunities for walking, hiking, and exploring the natural landscape, making it a destination for outdoor enthusiasts. Conveniently located close to the market town of Sedbergh, which offers a delightful array of amenities.

Quick Overview

- Picturesque Countryside Views
- Spectacular Rural Location
- Two Bedrooms & Two Bathrooms
- Ideal Lock up & Leave or Main Residence
- Character Semi-Detached Cottage
- Opportunity to Upgrade and Modernise
- Off Road Parking
- Mature Garden
- No Onward Chain
- Ultrafast Broadband Accessible*



2



2



1



E



Ultrafast
Accessible



Off Road
Parking

Property Reference: KL3607



Kitchen



Living/Dining Room



Living/Dining Room



Garden

As you step into the welcoming entrance porch, you'll find ample storage for coats and shoes, leading seamlessly into the entrance hall. The delightful living room, with its triple aspect windows, floods the space with natural light and offers panoramic views of the surrounding landscape. There's plenty of room for a dining table, making it a flexible space for entertaining or simply enjoying a quiet evening at home.

The kitchen is well-appointed with wall and base units, complemented by a worktop and a stainless steel sink. The main bedroom on this floor is a generous double room, complete with fitted wardrobes and a window that frames the stunning countryside views. Adjacent is a shower room, featuring a three-piece suite with a shower, pedestal sink, and WC.

Descend the charming spiral staircase to discover the second bedroom, another spacious double with fitted wardrobes. A bathroom next door is equipped with a three-piece suite. This floor also provides access to the garage, which is leased to the neighbouring property.

Outside, the property boasts a lovely garden adorned with mature shrubs and borders, perfect for enjoying the tranquillity of the countryside. An undercroft beneath the porch offers additional storage for gardening tools. The parking area accommodates two cars.

Smithy Cottage is a rare gem, offering a serene retreat with all the comforts of modern living. Don't miss the opportunity to make this property your home.

Accommodation with approximate dimensions:

Ground Floor

Bedroom One 13' 6" x 10' 1" (4.11m x 3.07m)

Living Room 16' 11" x 11' 2" (5.16m x 3.4m)

Kitchen 8' 1" x 5' 5" (2.46m x 1.65m)

Lower Ground Floor

Bedroom Two 15' 9" x 9' 7" (4.8m x 2.92m)

Property Information

Parking

Off road parking for two vehicles.

Tenure

Freehold. The garage is leased to Blandsgill on a 999 year lease from 1995 for a peppercorn rent.

Council Tax

Westmorland and Furness Council - Band B

Services

Mains electric, drainage by shared septic tank. Private spring water supply. Electric storage heating. B4RN broadband available.

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:

///husband.burden.writers

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



Bathroom

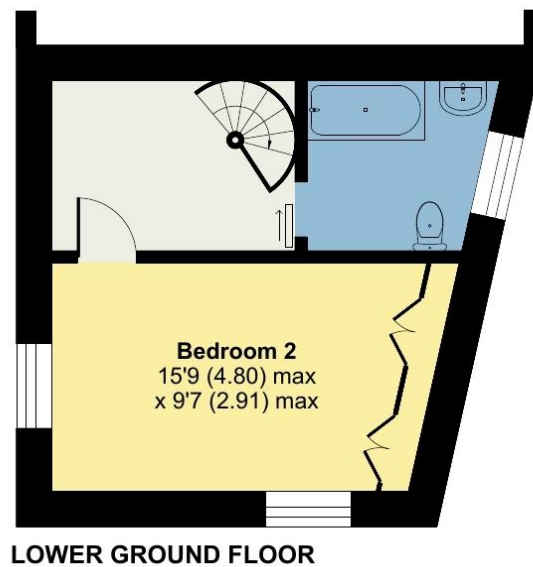
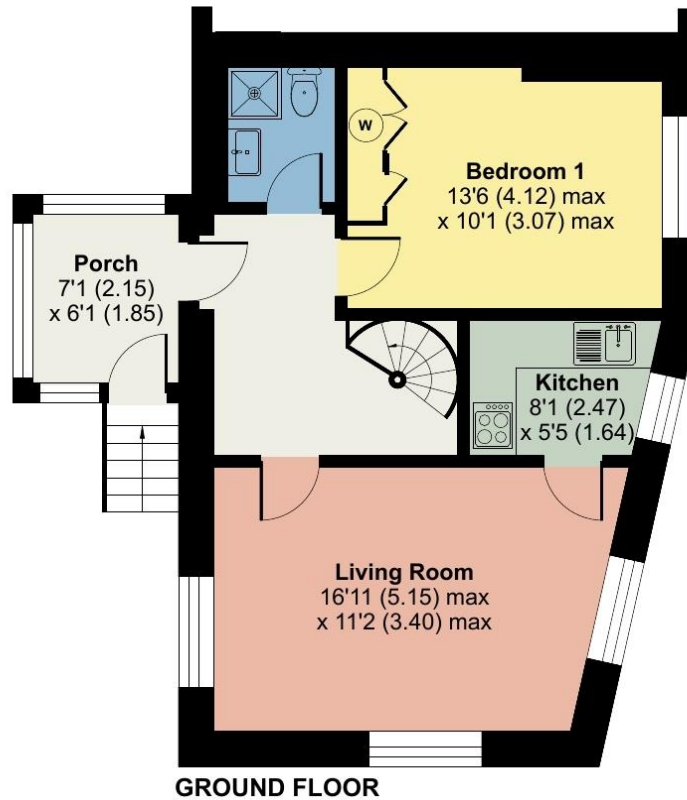


Entrance Hall

Smithy Cottage, Howgill, Sedbergh, LA10

Approximate Area = 823 sq ft / 76.4 sq m

For identification only - Not to scale



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: 1262198