



## Millthrop

£425,000

Abbott Holme Barn, Millthrop, Sedbergh, LA10 5SS

Set in a peaceful rural location on the outskirts of Sedbergh, Abbott Holme Barn is a beautifully converted stone-built barn that blends traditional character with modern comforts. With views overlooking Sedbergh Golf Club, the property enjoys off road parking and an attractive wrap around garden with lawned and patio areas, perfect for outdoor seating, dining, and summer BBQs.

### Quick Overview

- Stone Built Barn Conversion
- Modern Amenities & Character Features
- Contemporary Design
- Open Plan Living
- Idyllic Rural Location Within the Yorkshire Dales National Park Conservation Area
- Views Over Sedbergh Golf Course
- Off Road Parking
- Well Maintained Garden
- No Onward Chain
- Ultrafast Broadband Available



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Ultrafast  
Broadband\*



Off Road  
Parking

Property Reference: KL3669





Open Plan Living/Kitchen/Diner



Open Plan Living/Kitchen/Diner



Open Plan Living/Kitchen/Diner



Garden

Inside, the home features a contemporary open-plan layout designed for modern living. The stylish kitchen includes an island unit, a range of wall and base cupboards, complementary worktops and upstands, and integrated appliances including an oven, microwave, dishwasher, induction hob, ceramic sink, and a wine cooler.

A practical utility area offers space for a washing machine, while a downstairs cloakroom with W.C. and hand wash basin adds convenience. A rear door leads directly to the garden.

The living area is enhanced by a cosy log burner, creating a warm and inviting atmosphere, and central staircase leads to a mezzanine style landing on the first floor.

Upstairs, there are two double bedrooms, each with Velux windows, exposed beams, and integrated wardrobes offering scope for personal touches. The bathroom is a well appointed four piece suite with a roll-top bath, corner shower, WC, wall hung basin, complementary tiling, and a heated towel radiator.

Externally, there is also a driveway providing off road parking and a garage/workshop with light and power.

The property benefits from an extensive garage / workshop, offering exceptional additional space that is perfect for a variety of uses. Whether you're seeking a dedicated area for home working, a hobby room, creative studio, or simply valuable extra storage, this versatile space provides endless potential to suit your lifestyle needs.

Abbott Holme Barn presents a rare opportunity to enjoy rural living in a character filled home with modern amenities and a picturesque setting.

#### Accommodation with approximate dimensions

##### Ground Floor

Open Plan Kitchen/Living/Dining Room 34' 10" x 23' 2" (10.62m x 7.06m)

##### First Floor

Bedroom One 16' 5" x 14' 1" (5m x 4.29m)

Bedroom Two 16' 7" x 10' 3" (5.05m x 3.12m)

Garage 30' 1" x 16' 0" (9.17m x 4.88m)

#### Property Information

##### Parking

Off Road Parking

##### Tenure

Freehold. Vacant possession upon completion. Section 106 Local Occupancy with the Yorkshire Dales National Park Authority. For more information please contact our office.

**Please Note:** We understand the property must be a main residence and cannot be used as a holiday home, second home or short term holiday accommodation.

### Council Tax

Westmorland and Furness Council - Band C.

### Services

Mains electricity. Private spring water. 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.

### Right of Way

Please note, there is a right of way over the drive to the property.

The two neighbouring properties also have access to 1 manhole lid in the rear garden for the shared septic tank.

### Energy Performance Certificate

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

**What3words:** ///shed.flashing.shadowing

### 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



Bathroom



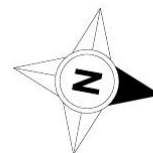
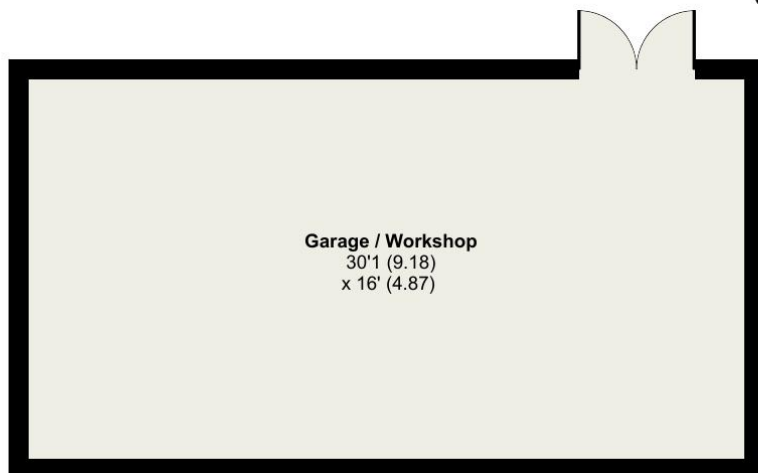
# Millthrop, Sedbergh, LA10

Approximate Area = 1252 sq ft / 116.3 sq m

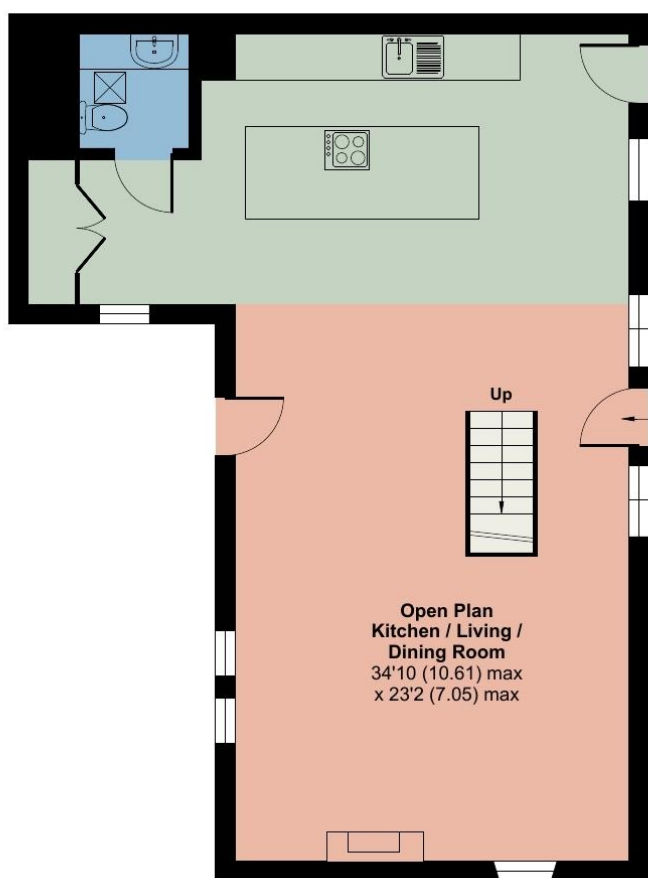
Outbuilding = 481 sq ft / 44.6 sq m

Total = 1733 sq ft / 160.9 sq m

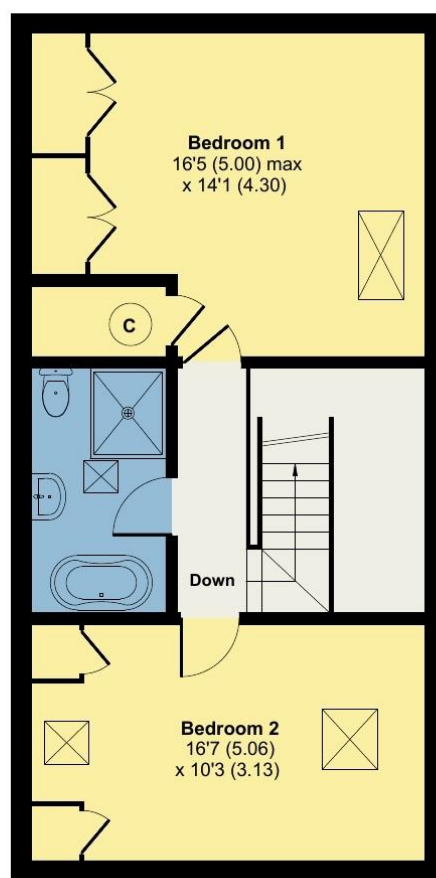
For identification only - Not to scale



## OUTBUILDING



## GROUND FLOOR



## FIRST FLOOR



Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © nitchecom 2025. Produced for Hackney & Leigh. REF: 1355140

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