



Sedbergh

£425,000

Garthside, Farfield , Sedbergh, LA10 5LW

Situated on the fringe of the popular market town of Sedbergh, Garthside is a characterful semi-detached home set within the Farfield Mill Conservation Area, enjoying spectacular views of the Howgill Fells and offering a rare opportunity for a new owner to personalise and enhance this charming property.

Located approximately one mile from Sedbergh town centre, the property offers the perfect balance of peaceful countryside living with easy access to local amenities. Sedbergh, known as England's official Book Town, is a thriving and welcoming community on the edge of the Yorkshire Dales National Park and close to the Lake District. It boasts a range of independent shops, cafes, pubs, a doctors' surgery, and excellent schools, including the well-regarded Sedbergh School and Sedbergh Primary. The town is ideal for outdoor enthusiasts, with countless walking and cycling routes, and direct access to the surrounding fells.

Quick Overview

Delightful Semi-Detached Home
Breathtaking Views of the Howgill & Middleton Fells
Character Features Throughout
Well Proportioned Accommodation
Flexible Living Spaces
Set within the Yorkshire Dales National Park & Fairfield Mill Conservation Area
Off Road Parking
Patio Garden with Wildflowers & Mature Planting
Close to the Market Town of Sedbergh
Ultrafast Broadband Available



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Ultrafast
Broadband*



Off Road
Parking

Property Reference: KL3653



Sun Room



Kitchen/Dining Room



Kitchen/Dining Room



Views

Accessed via a quiet, unadopted road maintained by Farfield Mill, the property benefits from off-road parking for up to three vehicles, surrounded by mature shrubs, wildflowers, and a patio garden that catches the sun and frames the far-reaching views.

Step inside to a welcoming entrance hall with solid oak flooring, leading to a handy shower room with views to the Middleton Fells. Beyond lies a utility room offering practical space and scope for updating.

The kitchen/diner is a warm and functional space with dual aspect windows, wall and base units, ceramic sink with drainer, Rangemaster fridge-freezer and Rangemaster Kitchen with five-ring hob. A door opens to an inner hall connecting to a rear porch and sun-trap patio with panoramic views providing the perfect spot for alfresco dining.

Two ground floor rooms offer flexible accommodation, with a snug making an ideal third guest bedroom with built in storage, and a study, ideal for those who work from home or as a fourth double bedroom as desired.

Upstairs, the landing is flooded with natural light from a large feature Westmorland window. The generous living room is the heart of the home, situated on the first floor to take full advantage of the unrivalled views, providing a blend of character and comfort with lintels and a feature multi-fuel stove ideal for those cooler evenings. A door leads to bedroom one, a generous double with fitted wardrobes and marvellous rear aspect views.

The well appointed family bathroom with freestanding bath, walk-in shower, W.C and pedestal sink can also be found on this floor, with handy under stairs storage and access to the garden room rooftop with radiator providing heating for cooler months.

Finally, a second staircase leads to the top floor, where you'll find bedroom two; a peaceful double with hillside views and a private W.C. and wall-hung sink.

Outside, the property also benefits from a range of useful outbuildings, with an adjoining garden room accessed from the front, complete with power and lighting, ideal as a workshop, studio, or hobby space. There is also handy woodstore and a garden shed, also with light and power, providing excellent storage or further workspace potential

All in all, Garthside offers flexible living across three floors, with unrivalled scenery in every direction, and the chance to make a beautiful home in a sought-after part of the Yorkshire Dales. Whether as a family home, retreat, or investment, this



Kitchen/Dining Room



Living Room



Bedroom Two



W.C.



Snug/Bedroom Three



Study/Bedroom Four

is a rare find.

Accommodation with approximate dimensions:

Ground Floor

Garden Room 8' 2" x 7' 10" (2.49m x 2.39m)

Utility 8' 7" x 6' 10" (2.62m x 2.08m)

Kitchen/Dining Room 17' 7" x 11' 1" (5.36m x 3.38m)

Snug/Bedroom Three 15' 0" x 9' 5" (4.57m x 2.87m)

Study/Bedroom Four 15' 0" x 7' 11" (4.57m x 2.41m)

First Floor

Living Room 22' 0" x 18' 7" (6.71m x 5.66m)

Bedroom One 17' 9" x 10' 0" (5.41m x 3.05m)

Second Floor

Bedroom Two 20' 3" x 10' 10" (6.17m x 3.3m)

Property Information

Parking Off road parking.

Tenure

Freehold (Vacant possession upon completion).

Council Tax

Westmorland and Furness Council Band E.

Services

Mains gas, water and electricity. 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.

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Viewings

Strictly by appointment with Hackney & Leigh.

Anti-Money Laundering Regulations (AML)

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Bedroom One



Bathroom



Rear Aspect



Garden

Meet the Team

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Viewings available 7 days a week
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Approximate Area = 1833 sq ft / 170.3 sq m

Outbuilding = 65 sq ft / 6 sq m

Total = 1898 sq ft / 176.3 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: 1306379

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