



## Sedbergh

£600,000

19 Winfield Road, Sedbergh, LA10 5AZ

Situated in a peaceful cul-de-sac within a desirable development in the market town of Sedbergh, this detached property offers versatile accommodation with unrivalled views from every aspect. The property benefits from a paved driveway with shared access for the neighbouring property, a garage, and beautifully landscaped gardens that wrap around the home.

### Quick Overview

- Wonderful Detached Home
- Situated in a Quiet Cul de Sac Location
- Flexible Living Spaces
- Well Presented Throughout
- Unrivalled Views
- Well Maintained Gardens
- Off Road Parking & Garage
- Ideal for Families or Multigenerational Living
- Walking Distance to Local Amenities
- Superfast Broadband Available



4



3



1



TBC



Superfast  
Broadband\*



Off Road  
Parking

Property Reference: KL3680





Kitchen/Diner



Living Room



Bedroom Three/Dining Room



Bedroom Four

Sedbergh itself is a picturesque and friendly market town located on the edge of the Yorkshire Dales National Park, offering a community atmosphere with a range of local amenities including shops, cafes, and schools. Known for its beautiful natural surroundings, the town also boasts cultural easy access to nearby towns and transport links, making it an ideal location for families and those seeking a peaceful yet connected lifestyle.

Steps from the driveway lead down to the rear garden, featuring patio areas perfect for outdoor seating, space for a garden shed, and access to the front garden with a lawn, and additional seating and decking areas, all lined with mature hedges providing ample privacy.

From the front door, step into the entrance hall, offering space for coats and shoes, with steps to the main hallway. To the left, a sliding barn door opens into the living room, which enjoys lovely front aspect views and a multifuel stove with a tile surround, ideal for those cosy winter evenings.

Another sliding barn door leads to the kitchen/dining room, featuring wall and base units, a breakfast bar, complementary work surfaces and upstand, sink and drainer, and integrated appliances including a gas hob, electric oven, fridge freezer, and dishwasher. There is also a pull out larder and space for an under-counter washing machine. A side and rear door open into the garden, and the dining area provides plenty of room for a family dining table.

Also on the ground floor, bedroom three, currently used as a dining room, could easily function as a double bedroom and enjoys lovely views to the front. Bedroom four is ideal as a home office or guest room, adjacent to a modern bathroom with shower, wall-hung sink, and W.C., which benefits from underfloor heating. There is also a handy understairs cupboard found on the ground floor,

Upstairs, there are two further bedrooms and family bathroom. The family bathroom comprises a bath with shower over, W.C., and wall-hung sink, with underfloor heating. The bedroom one is a large double with integrated wardrobes, ample dressing space, and an en suite shower room with corner shower, wall-hung sink, W.C., and underfloor heating. Bedroom two is another generous double with Velux windows allowing plenty of light, and steps leading to an additional versatile area, perfect as a dressing room, sewing room, or study.



Kitchen/Diner



Living Room





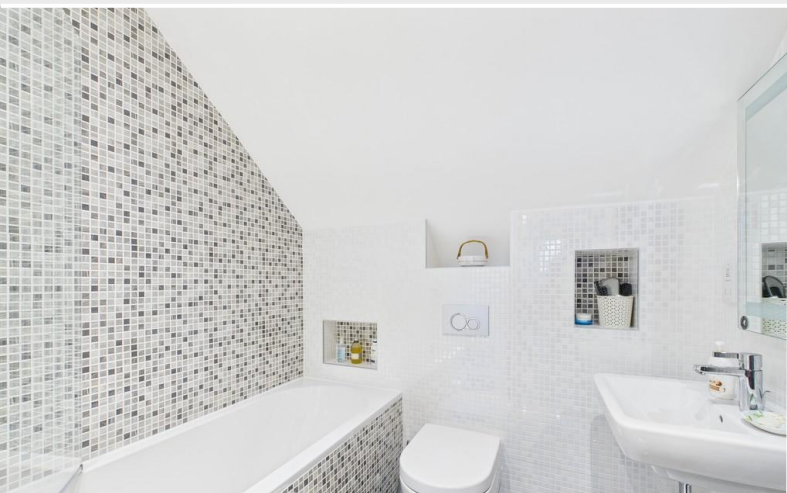
Bedroom One



Bedroom Two



Dressing Area



Family Bathroom

This home combines modern comfort with charming period-style features and is perfectly situated to take advantage of Sedbergh's amenities and surrounding countryside.

#### Accommodation with approximate dimensions:

##### Ground Floor

Living Room 16' 9" x 11' 8" (5.11m x 3.56m)

Kitchen/Diner 23' 4" x 8' 11" (7.11m x 2.72m)

Bedroom Three/Dining Room 13' 3" x 9' 6" (4.04m x 2.9m)

Bedroom Four 9' 3" x 11' 6" (2.82m x 3.51m)

##### First Floor

Bedroom One 16' 9" x 12' 2" (5.11m x 3.71m)

Dressing Area 8' 2" x 11' 6" (2.49m x 3.51m)

Bedroom Two 13' 7" x 17' 4" (4.14m x 5.28m)

Dressing Area 10' 2" x 10' 6" (3.1m x 3.2m)

#### Property Information

##### Parking

A paved driveway provides off road parking. Please note there is shared access for the neighbouring property to enter their driveway.

##### Garage

With electric door, light & power. The garage also houses the boiler.

##### Tenure

Freehold (Vacant possession upon completion).

##### Council Tax

Westmorland and Furness Council. Band F.

##### Services

Mains gas, water, drainage and electricity.

##### Energy Performance Certificate

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

What3Words [///reinvest.basis.skylights](https://www.what3words.com/reinvest.basis.skylights)

##### Viewings

Strictly by appointment with Hackney & Leigh..



Bedroom One

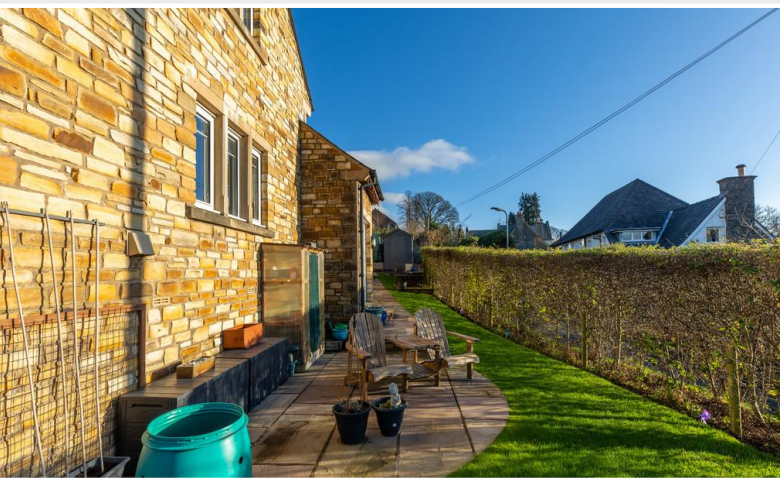


En Suite





19 Winfield Road



Garden



Garden

#### Anti-Money Laundering Regulations (AML)

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## Meet the Team

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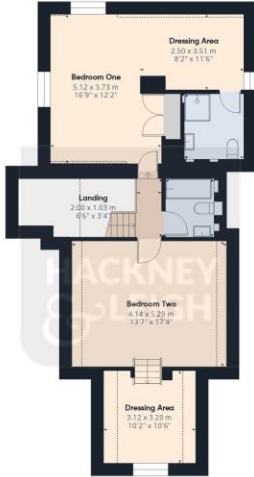
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Floor 0



Floor 1

Approximate total area<sup>m</sup>

143.7 m<sup>2</sup>  
1547 ft<sup>2</sup>

Reduced headroom

5.7 m<sup>2</sup>  
62 ft<sup>2</sup>

(1) Excluding balconies and terraces

Reduced headroom

..... Below 1.5 m/5 ft

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

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