

Sedbergh

£435,000

3 Bracken Fold, Station Road, Sedbergh, LA10 5HP

3 Bracken Fold presents the perfect blend of modern living with classic features; a stone built barn conversion, meticulously renovated by the current owners to create a home of both convenience and comfort. Tucked off the main road, the development is conveniently located for access into Sedbergh, with an array of amenities just a short drive away, and views over the Howgills right on the doorstep.

The accommodation is well appointed, offering four double bedrooms, two of which en suite, family bathroom and cloakroom, whilst the living accommodation enjoys an open plan kitchen/dining area and living room to the ground floor with ample space for hosting friends and family.

Quick Overview

- Stone Built Barn Conversion
- Four Bedrooms & Three Bathrooms
- Convenient Countryside Location
- Set Off the Main Road with Easy Access into the Market Town of Sedbergh
- Contemporary Kitchen/Diner & Living Room
- Brimming with Modern Convenience & Classic Features
- Underfloor Heating Featured Throughout
- South Facing Terrace to the Front Aspect
- Off Road Parking for Two Cars
- B4RN Broadband Available



4



4



1



B



B4RN
Broadband*



Off Road
Parking

Property Reference: KL3510



Living Area



Living Area



Kitchen



Rear Terrace

Property Overview

On approach to the property, the sense of luxury and attention to detail is apparent the moment you arrive. Tucked off the main road, steps lead to the front entrance where a low maintenance terrace welcomes you in, with views to the front aspect and enjoying space for outdoor seating.

Step through the door into the living area, where the modern touches are immediate apparent with the media wall setting the tone for this luxury home, with the inset log burning effect fire makes it easy to imagine a cosy night in. Front aspect windows fill the space with light, and Amtico flooring runs throughout the ground floor, seamlessly blending the living accommodation and leads the way into the kitchen.

The open plan kitchen/dining area offers ample space for a dining table to host family and friends all year round, with a glazed door opening onto the rear passageway. The kitchen itself is well fitted with wall and base units, complementary worktops with marble effect splash back and a sink with drainer. Integrated appliances include a Neff oven, hob with extractor over and microwave, as well as a Bosch fridge freezer, dishwasher and Hoover washer-dryer.

An inner hall provides access to the first floor with handy cloakroom providing a W.C. and vanity sink unit, ideal for guests. Follow the stairs to the first floor landing where you will find the first two bedrooms and family bathroom.

Bedroom one holds an abundance of space, with a rear aspect window allowing ample light to fill the first floor and enjoying space for additional furniture as desired, whilst bedroom four across the landing is also a generous double, with window to the rear aspect. The main bathroom is a stylish four piece suite, comprising a bath, walk in shower and vanity sink unit with W.C., finished with complementary part tiled walls and heated ladder towel radiator.

Follow the staircase to the second floor, where the traditional exposed beams have been carefully restored by the current owners to create an effortless blend with modern day features. A large storage cupboard on the landing holds the boiler and water cylinder, whilst also providing a great space for storing essentials.

The final two bedrooms complete the picture, with bedroom two presenting a charming double with a Velux window flooding the space with light and enjoying a three piece en suite comprising a walk in shower, W.C., and hand wash basin. Bedroom three also holds the original charm with beautiful exposed beams and space for a double bed, also benefitting from an en suite with W.C., shower and hand wash basin, completed with part tiled walls and floor.



Living Area



Kitchen



Bedroom One



Bedroom Two



Bedroom Two



Bedroom Four

Location

Welcome to Sedbergh, a delightful town located in the heart of the Yorkshire Dales National Park, offering endless opportunities for outdoor pursuits and exploring the stunning countryside. The nearby rivers and valleys also provide a peaceful setting for leisurely walks and picnics.

The town boasts a variety of independent shops, cafes, and restaurants. Sedbergh also has a primary school, a library, and a community centre, providing a strong sense of community and a range of activities for residents of all ages.

The town itself is steeped in history, with historic buildings and landmarks to discover, including St. Andrew's Church and Sedbergh School, one of the oldest schools in the country. Nearby towns such as Kendal and Kirkby Lonsdale offer additional amenities and cultural attractions.

With its natural beauty, friendly community, and convenient location within the Yorkshire Dales, this is a town that truly captures the essence of countryside living, ideal for a range of buyers from growing families to retirees alike.

Accommodation (with approximate dimensions)

Ground Floor

Living Room 16' 0" x 9' 9" (4.88m x 2.97m)

Kitchen 17' 4" x 9' 8" (5.28m x 2.95m)

First Floor

Bedroom One 17' 2" x 9' 9" (5.23m x 2.97m)

Bedroom Four 17' 3" x 9' 8" (5.26m x 2.95m)

Second Floor

Bedroom Two 11' 4" x 9' 10" (3.45m x 3m)

Bedroom Three 11' 10" x 9' 11" (3.61m x 3.02m)

Property Information

Garden

A south facing terrace to the front offers an extension to the living spaces with ample outdoor seating, ideal for alfresco dining or soaking up the sun with a low maintenance, paved patio and views over the Howgills to the front aspect. A terrace to the rear provides access.

Services Mains water and electricity. Shared drainage. Air source heat pump.

Council Tax Band TBC

Tenure Freehold. Vacant possession upon completion. Section 106 Local Occupancy or short term holiday let agreement with the Yorkshire Dales National Park Authority, to include qualifying persons from the Westmorland and Furness Council area as well as the National Park. For more information please contact our office.

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



Bedroom Three



Bathroom



Front Garden



Front Garden

Request a Viewing Online or Call 015242 72111

Meet the Team

Richard Harkness M.R.I.C.S

Sales Manager

Tel: 015242 72111
Mobile: 07971 911357
richardharkness@hackney-leigh.co.uk



Claire Scaife

Sales Team

Tel: 015242 72111
kirkbysales@hackney-leigh.co.uk



Matilda Stuttard

Sales Team

Tel: 015242 72111
kirkbysales@hackney-leigh.co.uk



Michael Neal

Viewing Team

Tel: 015242 72111
kirkbysales@hackney-leigh.co.uk



Naomi Price

Viewing Team

Tel: 015242 72111
kirkbysales@hackney-leigh.co.uk



Viewings available 7 days a week including evenings with our dedicated viewing team
Call **015242 72111** or request online.



Need help with **conveyancing**? Call us on: **01539 792032**

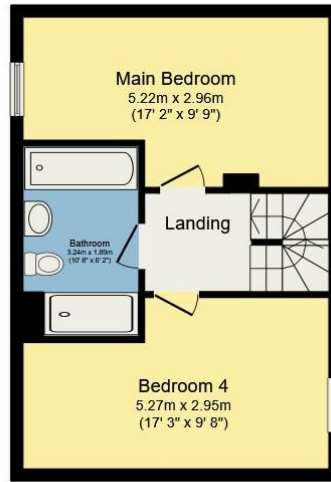


Can we save you money on your **mortgage**? Call us on: **01539 792033**

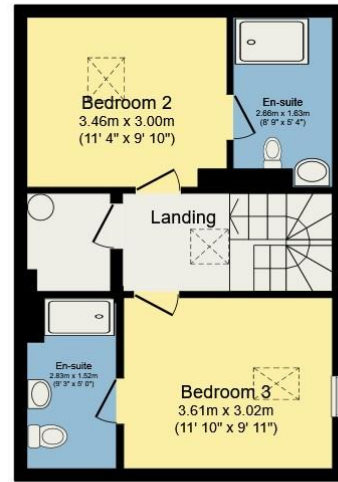
Hackney & Leigh Ltd 3 Market Square, Kirkby Lonsdale, Lancashire, LA6 2AN | Email: kirkbysales@hackney-



Ground Floor



First Floor



Second Floor

Total floor area 123.5 m² (1,330 sq.ft.) approx

This plan is for layout guidance only and is not drawn to scale unless stated. Windows and door openings are approximate. Whilst every care is taken in preparation of this plan, please check all dimensions, shapes and compass bearings before making any decision reliant upon them.

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 22/04/2024.