

37 LOFTUS HILL

£240,000

Sedbergh, The Yorkshire Dales National Park, LA10 5SQ

An incredibly quaint Grade II Listed stone and slate terraced cottage, situated in this ever popular Dales market town, perfect as a holiday, first time or downshifting home.

Sympathetically upgraded since the current owner's purchase, the accommodation is stylishly presented and offers a sitting room with an open fire, dining kitchen, two bedrooms and a house bathroom. Fore garden and elevated rear garden with seating terrace, some lovely views and a small stone and slate outbuilding.

Embrace the lifestyle and convenience that town living offers.





Welcome to **37 LOFTUS HILL**

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Here's our **TOP TEN** reasons to love 37 Loftus Hill:

- 1. A quaint** stone and slate terraced cottage, set in a row of eight picturesque properties.
- 2. Grade II Listed charm** - dating back to the early 19th century with period features including a cast iron fireplace with slate hearth.
- 3. Sympathetically upgraded** since the current owner's purchase in 2016, the accommodation is beautifully presented.
- 4. Bijou** - (**adjective - small but tasteful**) with a gross internal measurement of c. 611 sq ft (56.8 sq m), there is a sitting room with open fire, a dining kitchen fitted with shaker style base units, electric oven and hob with decorative tiled splashback and space for an undercounter washing machine. To the first floor, there is a double bedroom with views to the front and a large single bedroom with built in wardrobes and a house bathroom, both overlooking the rear garden.
- 5. Potential income stream** - with the Yorkshire Dales being a highly popular holiday destination you could let it out to help pay the bills when you don't need it.
- 6. Great to lock up and leave** - there is a small foregarden with mature planting and gravel terrace providing space for a table and chairs. A divorced garden with stone steps leading to an elevated lawn with lovely northerly and southerly views, planted borders and seating area is to the rear. There is no private parking with the property, however annual parking permits are available for the car park on Joss Lane, only a short walk away. Low upkeep leaves more time to get out and enjoy the things you like to do.
- 7. Outside storage** with a stone and slate outhouse.
- 8. Life in the historic market town of Sedbergh** - a Conservation Area, the town is situated at the foot of the Howgill Fells, on the north bank of the River Rawthey and is very active with dozens of groups and societies, as well as being a 'Book Town'. There is a good range of local facilities all within walking distance, with pubs, restaurants, shops, a large Spar, a weekly market, Tourist Information and two tennis courts. Residents, through locally based clubs, are also able to use some of the facilities provided by the prestigious independent Sedbergh School.
- 9. A stunningly scenic natural adventure playground** situated in the Yorkshire Dales and surrounded by thousands of square miles of moors, valleys and hills. This is a perfect location if you enjoy everything the great outdoors has to offer with many walking routes right on your doorstep. Also close by and perfect for day trips are The Lake District National Park, the gently rolling Lune Valley and the Forest of Bowland National Landscape (formerly an AONB).
- 10. Travelling from A to B** - there is easy access onto the M6 at Junction 37 (5 miles) with a station at Oxenholme (9.8 miles) on the main west coast line with direct trains to London Euston, Manchester, Manchester Airport, Glasgow and Edinburgh.

37 Loftus Hill, Sedbergh, LA10 5SQ

Approximate Gross Internal Area = 56.8 sq m / 611 sq ft

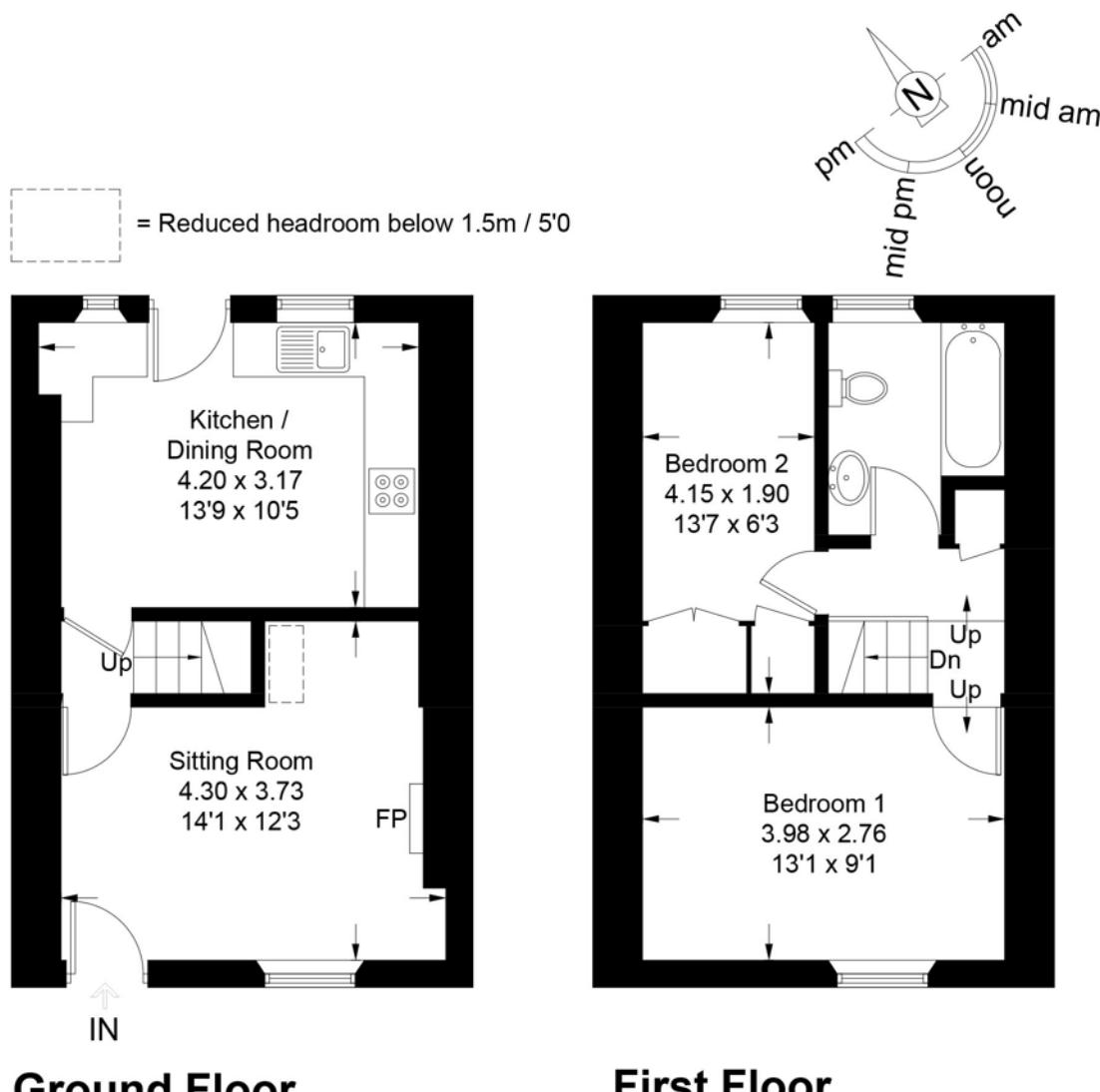


Illustration for identification purposes only, measurements are approximate,
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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		
(69-80) C		
(55-68) D	63	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

Money Laundering

Prospective buyers should be aware that in the event that they make an offer for the property, they will be required to provide the agent with documents in relation to the Money Laundering Regulations; one being photographic ID, i.e. driving licence or passport and the other being a utility bill showing their address. These can be provided in the following ways: by calling into the agent's office with copies or by way of a certified copy provided via their solicitor. In addition prospective buyers will be required to provide information regarding the source of funding as part of the agent's offer procedure.

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