

7 HALLBANK

£570,000

Sedbergh, The Yorkshire Dales, LA10 5JW

Tucked away in this small, attractive and select rural former farmstead, a charming stone and slate semi-detached cottage enjoying stunning panoramic fell views to the rear.

Fully refurbished since the current owner's purchase in 2022, the accommodation is light and bright with entrance vestibule, hall, sitting room, home office/snug, welcoming dining kitchen, utility/cloakroom, two double bedrooms, a third single bedroom, linen cupboard, bathroom and separate WC. Ample parking provision, a detached garage, walled foregarden and landscaped gardens to the rear with lawns and flagged seating terraces from which to enjoy the fabulous views.

Escape to the country and embrace country living, yet being close to the popular market town of Sedbergh, road and rail links.





Welcome to **7 HALLBANK**

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Here's our **TOP TEN** reasons to love **7 Hallbank**:

- 1. View, view, views** with magnificent panoramic views of the Howgills to the rear. The sitting room, dining kitchen, landing, bedroom 1, bathroom and even the separate WC benefit from this wonderful vista.
- 2. Refurbished and reconfigured** since the current owner's purchase in 2022 to create a delightful, attractively presented traditional Dales cottage with modern fixtures and fittings.
- 3. Light and bright with good sized rooms** - with an approximate gross internal area of 1391 sq ft (129.2 sq m) the large windows allow natural light to flood in.
- 4. Come on in to** an enclosed porch and then into the hall with a radiator seat, understairs storage and a utility/cloakroom with pot sink, plumbing for a washing machine and a WC.
- 5. Living space** - the generous dual aspect sitting room has a bay window to the southern elevation and a woodburning stove set on a slate hearth. Across the hall is a home office/snug, also with a woodburning stove on a slate hearth and set into one corner.
- 6. Welcoming dining kitchen** - situated to the rear of the property, the kitchen is fitted with base units, wooden worktops, a wall unit with plate rack, double pot sink and blue two oven Everhot 90i with integrated induction hob as well as hotplate and matching extractor. The dining area is particularly light as there are two skylight windows as well as the large window.
- 7.and so to bed** - a half return staircase with picture window leads to the landing off which are two double bedrooms and a third single bedroom; bedroom 1 is dual aspect and enjoys the stunning fell views (you will certainly enjoy your morning cup of tea in bed!). The outlook for bedrooms 2 and 3 is to the front across to fields. The spacious four piece bathroom is open to the apex and also enjoys the fell views; there's also two skylights, a freestanding roll top bath and separate shower. In addition, there is a separate WC and a separate spacious linen cupboard housing the boiler and providing excellent storage. Also off the landing is access with a pull down ladder to a large loft space (extending the full length of the house), recently insulated and boarded with power and two skylight windows.
- 8. Garaging and parking** - a detached garage has an electric up and over door, personnel door, power and light. There is also gravel parking for several cars.
- 9. Lovely gardens** - there's a gated foregarden with planting set into the stone boundary wall. To the rear, the gardens have been landscaped with lawns, planted borders, a lower flagged terrace off the kitchen and an elevated terrace from which to enjoy those splendid views.
- 10. An accessible rural location** and a select hamlet setting offering both privacy, as well as neighbours for security, support and social gatherings and which is accessible for road and rail links. For further information on the stunning surroundings, please visit page 5.







Yorkshire Dales living

Set back off the A684, 7 Hallbank is nestled within a hamlet setting along with ten other properties situated just over a mile from the Yorkshire Dales town of Sedbergh. This historic market and book town is a Conservation Area, and is situated at the foot of the Howgill Fells, on the north bank of the River Rawthey. Very active with dozens of groups and societies, the town offers a good range of local amenities with pubs, restaurants, shops, a medical practice and pharmacy, 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.

The attractive market town of **Kirkby Lonsdale** (13.1 miles) is highly popular and offers an abundance of independent shops, popular restaurants and pubs, a post office, bank, Boots Chemist and a well-regarded Booths supermarket,

If you're seeking bright lights then the market town of **Kendal**, known as The Gateway to the Lakes (12.7 miles) and the Georgian city of **Lancaster** (28.7 miles via the A683) provide a more comprehensive range of educational, commercial and recreational facilities.

There are primary and secondary **schools** in Sedbergh (Sedbergh Primary and Settlebeck) as well as the well known independent school in the town (with the Preparatory School at Casterton). Queen Elizabeth, the well-regarded secondary school is in Kirkby Lonsdale.

Around and about, every day is a visual treat; surrounded by thousands of square miles of moors, valleys and hills, magnificent scenery is all around. Also close by and perfect for day trips are the Lake District National Park, the Lune Valley and Forest of Bowland. The area provides a stunningly scenic natural adventure playground for walkers, runners and riders, climbers, cavers and cyclists. Sail in the Lakes or explore the coast in the Arnsdale and Silverdale AONB and Morecambe Bay Estuary.

The Dales Way passes through Sedbergh; an 81 mile route starting on the eastern edge of the Dales in Ilkley, the path crosses into the foothills of the Lake District to finish on the shores of Lake Windermere. Other local walks in the Howgills are available from the doorstep!

Travelling further afield:

Hop in the car - access to the M6 is at J37 (4.9 miles). For travelling east/west, the A65 is 10.4 miles distant.

Let the train take the strain - the nearest station on the west coast main line is at Oxenholme (11.5 miles) or Lancaster (29.2 miles) with direct trains to London Euston, Glasgow and Edinburgh.

For jetting off - Leeds Bradford 62.3 miles, Manchester Airport is 88.7 miles and Liverpool Airport 94.3 miles distant.

To find the property - from Junction 37 of the M6 motorway take the A684 into Sedbergh and follow signs for Town Centre. Follow the road round to the right onto Finkle Street and at the mini roundabout, turn left onto Back Lane. Continue and take the next turning right (after passing Settlebeck High School on the right) signposted Hawes/Garsdale and after approximately 1.2 miles, turn second left into Hallbank, follow the road round to the left, bear right and No. 7 can be found tucked away on the right handside.

/// *what3words* reference: *slogans.remark.engulfing*

Services and specifications

- Mains electricity, water and drainage
- LPG gas central heating with wood burning stoves in the sitting room and home office
- A combination of wood and uPVC double glazed windows
- B4RN hyperfast broadband available - check out this great local service at b4rn.org.uk - if you work from home, like to download films or have homework to consider - this will make life so much easier!
- Underfloor heating in the kitchen and bathroom
- National Trust porcelain floor tiling in the hall, kitchen and bathroom
- Oak floor in the sitting room and snug/home office
- Oak internal doors with Suffolk latches
- Two outside water taps
- Podpoint electric vehicle charging point





The finer details

Council tax

7 Hallbank is currently banded D for Council Tax purposes. Potential purchasers are advised to verify this information for themselves.

Local Authority

Westmorland and Furness Council.

T: 0300 373 3300 W: www.westmorlandandfurness.gov.uk

Planning Authority

Yorkshire Dales National Park Authority

T: 0300 456 0030 W: www.yorkshiredales.org.uk

Please note

- Fitted carpets, curtain poles and light fittings are included in the sale
- The freestanding kitchen dresser is available separately
- The staddle stone is specifically excluded
- Nos. 8 and 9 Hallbank have a pedestrian right of access to their gardens over the drive for No. 7

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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Approximate Gross Internal Area = 129.2 sq m / 1391 sq ft



Illustration for identification purposes only, measurements are approximate, not to scale. floorplansUsketch.com © (ID1071696)

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		66
(39-54)	E		
(21-38)	F	27	
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	
WWW.EPC4U.COM			

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