

## THE OLD PARSONAGE

£2,165,000

Sedbergh, The Yorkshire Dales, LA10 5SQ

**In an elevated and private setting enjoying stunning panoramic valley and fell views, a handsome, detached Victorian former vicarage with original character, generous proportions, excellent light and bright family living space, ancillary accommodation, gardens and paddock.**

Extended and sympathetically refurbished, the accommodation is set over four floors and combines period features with modern appointments and contemporary spaces with hall, three reception rooms, fabulous living/dining kitchen, home office/hobby room, cloakroom, boot room, laundry/utility room, cellars, four first floor double bedrooms and two shower rooms with three further double bedrooms, playroom and a house bathroom to the second floor. An attached studio apartment. Tree lined drive, parking for several cars and a detached stone and slate triple garage with a one bedroom apartment above. Delightful gardens with wrap around flagged terrace, level lawn and orchard. A paddock is situated to the south, c. 2.84 acres (1.15 hectares). In all, 4.69 acres (1.90 hectares).

**In an edge of town location, within walking distance of all the local facilities and schools, this is a splendid family home, ideal for multigenerational living or earn an income from home.**







## Welcome to **THE OLD PARSONAGE**

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The Old Parsonage is set on the edge of the ever-popular, historic market and book 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 surrounded by thousands of square miles of moors, valleys and hills of The Yorkshire Dales. 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, Post Office, 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.

With its cobbled streets, the scenic village of **Dent** (5 miles) has a general store with outreach post office, an art gallery, a selection of tea shops, a church and two pubs.

The attractive market town of **Kirkby Lonsdale** (11.6 miles) is highly popular and offers a range 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 (11.2 miles) and the Georgian city of **Lancaster** (27.3 miles via the A683) provide a more comprehensive range of educational, commercial and recreational facilities.

There are primary and secondary **schools** in Sedbergh 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.

For those keen on outdoor pursuits, could there be a better placed town? The magnificent scenery of the **Yorkshire Dales** and **Lake District National Parks**, the **Lune Valley** and **Forest of Bowland National Landscape** is on your doorstep. The perfect natural playground for walkers, runners, climbers, cavers, potholers, cyclists and sailors, and if you fancy a walk by the sea, the **Arnsdale and Silverdale National Landscape** and **Morecambe Bay Estuary** are close by.

The Dales Way passes through Sedbergh; this is 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 including in the Howgills and Frostraw Fells are available from the doorstep!

### **Travelling further afield:**

**Hop in the car** - access to the M6 is at J37 (4.8 miles). For travelling east/west, the A65 is 10.6 miles distant.

**Let the train take the strain** - the nearest station on the west coast main line is at Oxenholme (10 miles) or Lancaster (27.6 miles) with direct trains to London Euston, Glasgow, Edinburgh and Manchester.

**For jetting off** - Leeds Bradford 60.8 miles, Manchester Airport is 87.3 miles and Liverpool Airport 92.8 miles distant.

**To find the property** - from J37 of the M6, head east towards Sedbergh on the A684. On entering the town, turn right off Station Road onto Busk Lane and at the 'T' junction, turn right onto Loftus Hill. Continue past the row of terrace properties and entrance to Loftus Manor on your left hand side and take the next left turning into the private drive.

*what3words reference: ///landscape.profiled.blemishes*













## Handsome Victorian charm and impressive proportions

Believed to have been built in the 1860's by the Church for a local 'gentleman' vicar and a vicarage for over 150 years, when the Diocese of Bradford sold the property in 2013, The Old Parsonage is a magnificent four storey house occupying an elevated position, on the southern edge of Sedbergh and commanding the most stunning uninterrupted views of the Frostraw Fells and up the valley from the principal rooms and gardens.

Purchased in 2016 by the current owners, the property has been extended and has undergone a comprehensive yet sympathetic refurbishment to create a fabulous 21st Century home, tastefully combining Victorian character with modern appointments.

Original features include deep skirtings, four and five panel doors, decorative architraves, cornice, picture rails, arches and panelled door reveals, attractive black and white tiled floor in the entrance hall, marble, wood and cast iron fireplaces, mahogany staircase rail and newel posts and oak panelling to dado height in the entrance porch.

With a gross internal measurement of c. 5454 sq ft (506.7 sq m to include the cellars but not The Annex), the versatile accommodation is instantly welcoming, extremely well-proportioned and elegantly presented with many triple and dual aspect rooms and tall windows allowing natural light to flood in. Of particular note is the fabulous and sociable living/dining/kitchen with bi-folding doors, which open up onto the garden terrace providing an additional 'room' with indoor/outdoor living during the warmer months - the perfect entertaining space.

*Let us walk you round...*

Come on in through the enclosed **porch** at the rear and into the staircase **hall** having a two piece **cloakroom**.

Off the hall are three impressive reception rooms; the **dining room** has fitted units including drinks cupboards. The **drawing** and **sitting rooms** both have bay windows and glazed doors leading out to the seating terrace and gardens.

The contemporary **living/dining kitchen** has a 'WOW' factor of its own. The kitchen is to one end and is comprehensively fitted with sleek units and a breakfast bar with silestone worktops. Integral appliances comprise twin double ovens and warming drawers, induction hob, larder refrigerator and separate freezer, wine cooler, two dishwashers and boiling tap. To the other, the dining space has matching fitted units with granite tops and bi-folding doors to the terrace and garden. Centrally, the living area has a feature gas fire set into the wall and large bi-folding doors - simply sit back and enjoy the splendid view!

Off the kitchen is a practical **boot room** and **laundry/utility room** - the boot room has a flagged floor, a conservation skylight window, access to the cellars as well as external access to a small **courtyard** and to the garden. The laundry/utility room has base and wall units, a pot sink and undercounter space for a washing machine and tumble dryer.

From the boot room, stone steps lead down to the **cellars** providing excellent storage space, a **wine store** and **plant room** with stone benches.

Also off the kitchen, an oak staircase with glass balustrade leads up to a light and bright **home office/studio/hobby room** with wonderful views - perfect if you work from home.

The attractive half return staircase leads up to the first floor landing off which are four double bedrooms; the generous dual aspect **principal bedroom** has a **dressing room** with built-in wardrobes and dressing table. **Bedroom 2** is also dual aspect with corner cast iron fireplace and window seat. Bedroom 3 and 4 both have fireplaces. Also off the landing is a large **linen cupboard** and two contemporary **shower rooms**.

The staircase continues to the second floor landing off which are a further **three double bedrooms, play room/bedroom 8** and a **four piece bathroom**.

### Outside space

Providing excellent covered parking and space for a gym, a detached stone and slate, **triple garage**, (758 sq ft [72.9 sq m]) with electric up and over doors, power, light and plumbing.

Stone steps with wrought iron balustrade leads up to **The Loft** (688 sq ft [64 sq m]), a first floor apartment with open plan living dining kitchen, double bedroom and a shower room.

Attached to the main house, **The Annex** (213 sq ft [19.8 sq m]), a ground floor studio apartment with generous open plan room with space for a double bed and kitchenette with space for dining table. There is also a separate shower room.

Both The Loft and The Annex are currently used as successful Airbnbs, but are also ideal for multi-generational living or visiting family and friends.

There is designated parking as well as flagged seating areas for both.

### Gardens and grounds

A **tree lined drive** leads up to a large **parking** and **turning area**.

The gardens open up with a **wrap around flagged terrace** and **level lawn** to the front from which to enjoy the **stunning panoramic views**.

There are planted beds, an abundance of spring bulbs (snow drops, crocus and daffodils), rhododendrons, specimen trees, an orchard and further lawn to the rear.

A **paddock**, c. 2.84 acres (1.15 hectares) is situated to the south of the property with roadside vehicular access.

In all c. 4.69 acres (1.90 hectares).



## Services and specifications

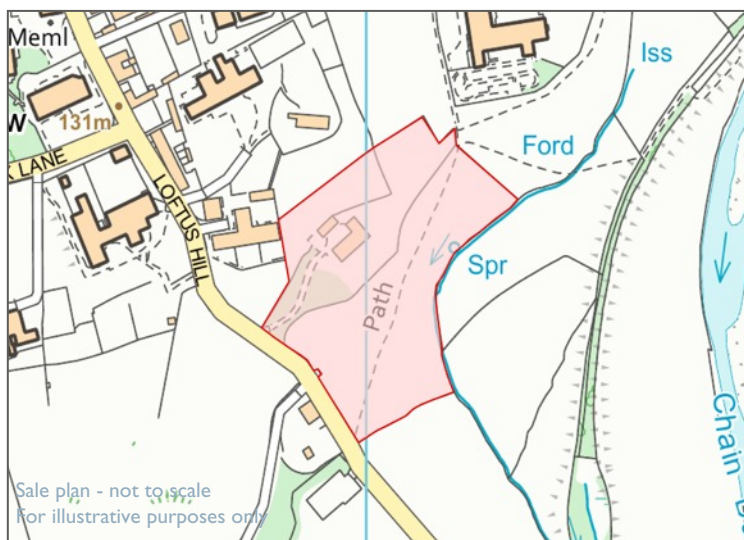
- Mains electricity, gas, water and drainage
- Gas central heating with three boilers, two in the cellars for the main house and The Annex and a third in the garage to service The Loft
- Wood burning stoves in the three reception rooms with a contemporary gas fire in the living/dining/kitchen.
- B4RN Broadband connected, c. 1000mbps - perfect for remote and hybrid working. If you're not familiar with this excellent local service offering hyperfast broadband and unlimited bandwidth please have a look at their website [b4rn.org.uk](http://b4rn.org.uk).
- Double glazed windows and doors from local specialists at Marthwaite Joinery
- Underfloor heating in the kitchen, boot room, utility/laundry room and The Annex
- Kitchen designed and fitted by Atlantis Kitchen, Kendal
- Kamdean flooring in the kitchen
- Philips Hue lighting system and Google Nest thermostats, smoke and carbon monoxide alarms and cameras
- New internal glass door to hallway with Nuki smart lock
- Tesla electric vehicle charger
- External warm (for dog washing) and cold water taps
- External power points in the entertaining areas outside the house







Paddock



## The finer details

### Council Tax

The Old Parsonage is currently banded G for Council Tax purposes. Potential purchasers are advised to verify this information for themselves.

### Local Authority

North Yorkshire Council

W: [www.northyorks.gov.uk](http://www.northyorks.gov.uk)

### Planning Authority

Yorkshire Dales National Park Authority

W: [www.yorkshiredales.org.uk](http://www.yorkshiredales.org.uk)

### Please note

- Freehold, vacant possession on completion
- A public footpath crosses the paddock (see sale plan)

### 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.





Lane House, Kendal Road  
Kirkby Lonsdale  
Carnforth  
Lancashire LA6 2HH

015242 74445  
sales@davis-bowring.co.uk  
www.davis-bowring.co.uk

davis & bowring

estate agents

## The Old Parsonage, Sedbergh, LA10 5SQ

Approximate Gross Internal Area = 476.2 sq m / 5126 sq ft

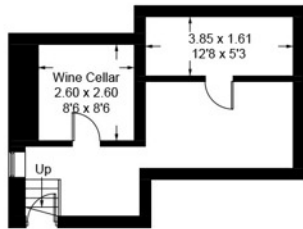
Cellar = 30.5 sq m / 328 sq ft

The Annex = 19.8 sq m / 213 sq ft

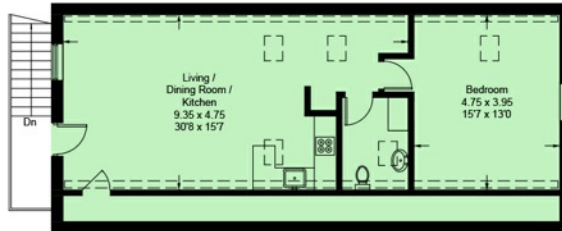
Garage = 72.9 sq m / 785 sq ft

The Loft = 64.0 sq m / 688 sq ft

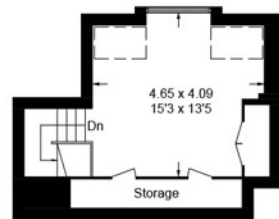
Total = 663.4 sq m / 7140 sq ft



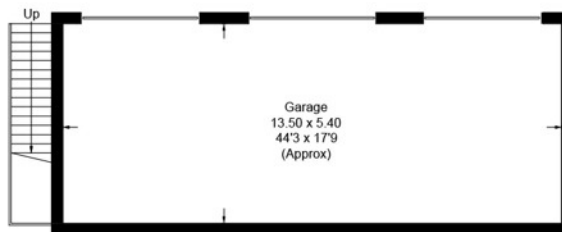
Cellar



The Loft



Studio



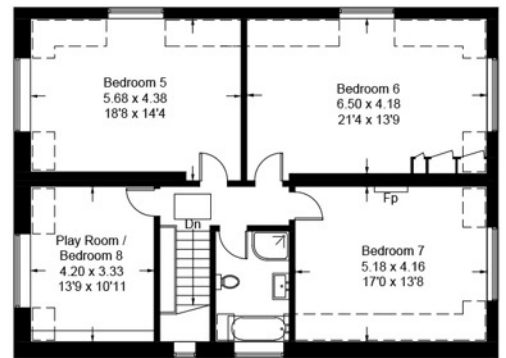
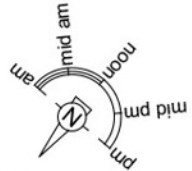
Garage - Ground Floor

(Not Shown In Actual Location / Orientation)

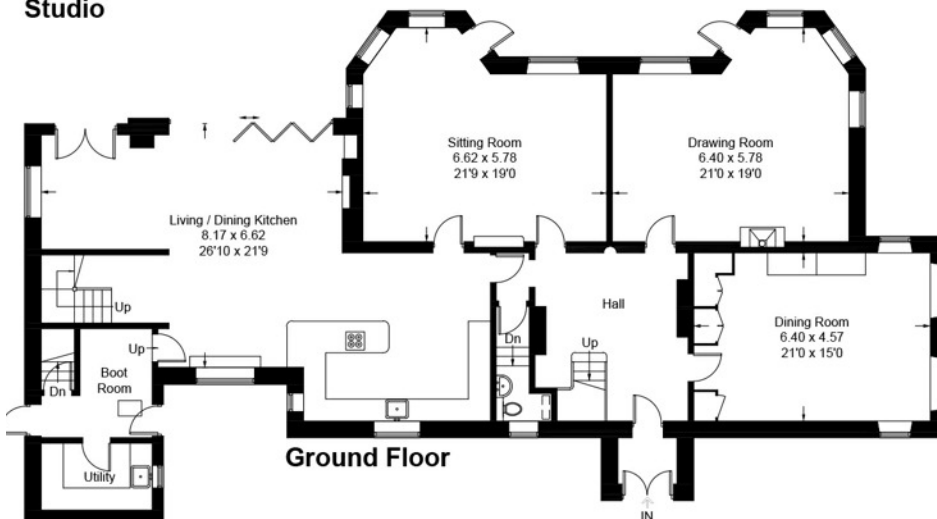
= The Loft

= The Annex

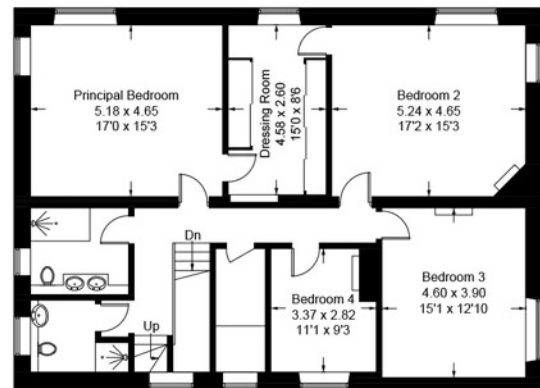
= Reduced headroom below 1.5m / 5'0



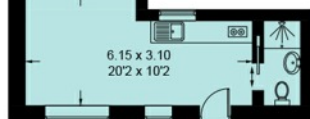
Second Floor



Ground Floor

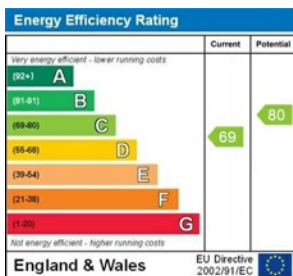


First Floor

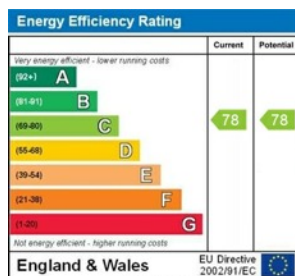


The Annex

Illustration for identification purposes only, measurements are approximate, not to scale. Fourlabs.co © (ID1174504)



EPC - Main house



EPC - The Loft

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