

NEAR MOSS

£1,100,000

Sedbergh, The Yorkshire Dales, LA10 5JL

An impressive Arts and Crafts detached property with magnificent views of the Howgills and Frostow Fells, set in large gardens and with adjacent land.

A house of great character, offering well-proportioned accommodation with a versatile layout. Refurbished, extended and reconfigured since the current owners' purchase, there is the perfect blend of old and new, ideal for modern day living. Oak panelled entrance hall, sitting room, stunning dining kitchen, inner hall with study/office, hobby room, boot room, laundry cupboard and ground floor shower room, galleried landing, four double bedrooms, store/playroom, house bathroom and separate shower room. Two private gated drives and ample parking, double garage with workshop, summerhouse with hot tub, greenhouse and timber sheds. Generous established gardens with croquet lawn, lower level lawn, seating terraces, wooded area, orchard and vegetable garden with wildlife pond. Adjacent meadow land to the south, c. 2.14 acres (0.86 hectares).

Highly accessible and exceptionally convenient being under a mile to the town, yet tucked away and private, offering an enviable rural lifestyle for the whole family.





Aerial image for illustrative purposes only

Welcome to **NEAR MOSS**

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Near Moss is located just outside the historic Conservation Area town of **Sedbergh**, within the **Yorkshire Dales National Park**.

The town itself 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. There is a good range of local facilities with pubs including The Black Bull Inn, restaurants, shops, medical practice, dentists' surgery, a pharmacy, a large Spar, 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 Sedbergh School.

The ever-popular Cumbrian market town of **Kirkby Lonsdale** (12.1 miles) in the scenic Lune Valley offers independent shops, popular restaurants and pubs, a post office, churches, a bank, Boots Chemist and a well-regarded Booths supermarket. **Kendal** (12.2 miles), known as the Gateway to the Lakes, provides a comprehensive range of educational, commercial and recreational facilities.

Kirkby Stephen (14.3 miles) in the picturesque Upper Eden Valley also offers a good range of facilities and located at the head of Wensleydale, **Hawes** (15.5 miles) is a quaint and scenic market town and home to the Wensleydale Creamery, which is now a major tourist attraction.

There are primary and secondary **schools** as well as the well-renowned independent school in Sedbergh (with the Preparatory School at Casterton).

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 National Landscape** (formerly known as an AONB). The area provides a stunningly scenic natural adventure playground for walkers, runners and riders, climbers, cavers, cyclists and wild swimmers. Fishing is available on the rivers Clough, Dee, Rawthey and Lune and sail in the Lakes or explore the coast in the Arnsdale and Silverdale National Landscape and Morecambe Bay Estuary.

The Dales Way passes through Sedbergh - an 81 mile route starting on the eastern edge of the Dales in Ilkley, travelling through Wharfedale and Dentdale before crossing into the Lake District foothills to finish on the shores of Lake Windermere.

For travelling further afield - access to the M6 is at J37 only 5.6 miles distant.

You can catch the train at Oxenholme (10.4 miles via the A684) on the west coast main line with direct services to London, Glasgow and Edinburgh. There is also a station at Garsdale (8.7 miles) on the immensely scenic Settle to Carlisle line.

For jetting off, Leeds Bradford is 61.6 miles distant, Manchester Airport is 88 miles and Liverpool Airport 93.5 miles.

To find the property - from J37 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*. Continue across New Bridge over the River Rawthey and after a further 0.4 miles, Near Moss can be found on the right hand side.

///what3words reference: crumble.refuses.crank will take you to the first drive when travelling from Sedbergh.







Arts and Craft splendour

Occupying a private setting with the stunning backdrop of the magnificent Howgills to the east and far reaching views towards the Frostrow Fells to the south, Near Moss is a handsome Arts and Crafts detached property set in generous gardens and meadowland.

With a gross internal area of c 3192 sq ft (296.6 sq m), the beautifully presented and extremely welcoming accommodation is set over two floors with good-sized, light and airy rooms (with the majority of rooms having lovely views of the fells, garden or both) and a very versatile layout.

Refurbished by the current owners since their purchase in 2019 with new kitchen, bath/shower rooms, redecoration etc, they have also reconfigured and extended the space to create a wonderful modern family home combined with a touch of a bygone age.

Arts and Craft character has been retained with oak panelled ceiling and walls to dado height, parquet floor and a leaded and stained window in the vestibule; the parquet floor continues into the staircase hall with decorative architraves, panelled door reveals, panelling to the staircase with twisted balusters, oak four panelled doors, some painted and comicing.

Come on in and let us walk you round...

A wisteria covered entrance leads into a **vestibule** with cloaks cupboard. Arched, part glazed doors open up to the **staircase hall**.

Enjoying splendid views of the Howgills, the stylish **dining kitchen** is comprehensively fitted with bespoke base and wall units, a large island unit with silestone worktops. There is also a pantry cupboard, a Belfast sink and a second sink set into the island unit and integral appliances including twin electric ovens, an induction hob, freezer, refrigerator and dishwasher.

The generous dual aspect **sitting room** has a large bay window with window seat overlooking the gardens and fells beyond and a wooden fireplace with wood burning stove.

The staircase hall is open to a large **inner hall** with oak floor off which is a **boot room** with access to outside, a three piece **shower room**, a very useful **laundry cupboard** with sliding doors with under counter space for a washing machine and tumble drier, fitted cupboards, one housing the boiler and hot water cylinder. There is also a dual aspect light and bright **study** with lovely garden and fell views, recessed bookshelves and built-in cupboards - ideal if you work from home.

At either end of the hall is a **hobby room** with part glazed double doors to a seating terrace and to the other, part glazed double doors lead out to a south-facing **open-fronted porch** perfectly framing the far-reaching views across the garden. There is also space for a couple of chairs!

The half return staircase is galleried to below and leads to **four double bedrooms** all with splendid outlooks; bedroom 1 is triple aspect, bedrooms 2 and 3 are dual aspect, with bedroom 2 having a walk-in wardrobe. There is also a **playroom/store**.

The four piece **house bathroom** has a roll top bath and separate shower and there is a separate three piece **shower room**.

Outside space

Set in gardens of c. 1.01 acres (0.41 hectares).

There are **two gated private drives**, one to the north west with parking and turning for several cars, the second to the north east providing access to the garage and additional parking.

An attached **double garage** c. 508 ft (47.2 sq m) with electric remote controlled up and over door has power and light and is open to a **workshop** at the rear, with car pit and personnel door.

Off the drive is a filtered pond and a works area with **greenhouse** and **timber shed**, both with power and a **garden/potting shed**.

Extensive, private south facing gardens offer a croquet lawn, mature planting, lower level semi-circular lawn with flagged seating terrace from which to enjoy the view, a lightly wooded area, small orchard with pears, plums, quince and flowering cherry trees. A large **summerhouse** with seating terrace has a tiled floor, power, light and hot tub - a wonderful spot for entertaining family and friends.

To the east and with gated road access and water supply, is an informal garden area with **vegetable garden**, **wildlife pond**, chicken run, timber shed and lovely open views.

Land

Adjacent to the south and east of the property, is a **wildflower** and **hay meadow** divided in two by a broadleaf hedge with water supply and electric fencing (mains supply from garage), c. 2.14 acres (0.86 hectares).

In all, c. 3.15 acres (1.27 hectares).

Services and specifications

- Mains electricity, gas and water
- Private drainage to a recently installed septic tank located within property's boundaries in the adjacent field
- Gas central heating, boiler installed in 2019
- Wood burning stove in the sitting room
- Double glazing set in timber frames
- B4RN Broadband is connected - if you're not familiar with this excellent local service offering hyperfast broadband and unlimited bandwidth please have a look at their website b4m.org.uk.
- Kitchen designed and fitted by Lund & Law of Far Westhouse
- Underfloor heating in the ground floor shower room and boot room as well as the first floor bath and shower rooms.
- Dunster House summerhouse
- North facing roof re-slatted in 2021
- All cast iron gutterings reconditioned
- External water taps
- Outside sensor lighting





The finer details

Council Tax

Near Moss is currently banded G for Council Tax purposes. Potential purchasers are advised to verify this information for themselves.

Local Authority

Westmorland and Furness Council

W: www.westmorlandandfurness.gov.uk

Planning Authority

Yorkshire Dales National Park Authority

W: www.yorkshiredales.org.uk

Tenure

Freehold, with vacant possession on completion.

Please note

- Carpets, curtains, blinds, curtain poles, light fittings and hot tub are included in the sale
- Freestanding white goods are available separately
- The garden furniture is specifically excluded for the sale
- Photos taken September 2024

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.

Near Moss, Garsdale Road, Sedbergh, LA10 5JL

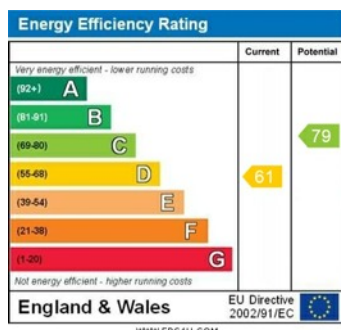
Approximate Gross Internal Area = 296.6 sq m / 3192 sq ft

Garage = 47.2 sq m / 508 sq ft

Total = 343.8 sq m / 3700 sq ft



Illustration for identification purposes only, measurements are approximate,
 not to scale. floorplansUsketch.com © (ID1130919)



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