



88 - 90 MAIN STREET, SEDBERGH  
£350,000





# 88 - 90 MAIN STREET, SEDBERGH, LA10 5AD



£350,000

Introducing this delightful two-bedroom property, originally a working smithy, located in the picturesque market town of Sedbergh. This charming cottage has a wealth of original period features. The property further benefits from off-street parking, providing ease and convenience. Additionally, there is a quaint courtyard garden, creating an idyllic spot to unwind. Conveniently located in Sedbergh, renowned for its status as a book town. The town's close proximity to the Howgill Fells and the Yorkshire Dales National Park offers a wealth of outdoor activities for nature enthusiasts. Furthermore, Lake District National Park is just a short distance away, providing limitless opportunities for exploration and adventure. In summary, this exceptional two-bedroom cottage with the benefit of an additional second reception/third bedroom has an abundance of historical charm, off-street parking, and sits in a desirable location in the heart of Sedbergh.

## ENTRANCE

From the front of the property, the entrance door leads into the utility room.

## UTILITY ROOM

This room, with stone-flagged floor and exposed beams and timber pillar, has some built-in storage units with a butcher block-effect worktop incorporating a butler sink with mixer tap, space with plumbing for a washing machine, an alcove with fixed shelving, a door to the ground floor WC, and a door to the under stair storage area. Dual-aspect single-glazed timber windows, a radiator, stairs rising to the second reception room, and a door to the living room.

## GROUND FLOOR W.C.

Close coupled w.c.

## SECOND RECEPTION ROOM/OCCASIONAL THIRD BEDROOM

This first-floor room with an apex ceiling and exposed beams has a timber gate part way up the stairs, a built-in shelved cupboard, a radiator, dual-aspect single-glazed windows, and a double-glazed timber window with a built-in bookcase below. This room could easily be made into a permanent bedroom, subject to any consents required.

## LIVING ROOM

With ample room for a dining table and chairs, this good-sized living room with flagged floor, exposed beams and timber pillar has three single-glazed timber windows with secondary glazing to the front aspect, with two further, original, blocked off, external doorways, radiators, and a large recessed fireplace housing a wood-burning stove with exposed stone lintel and brick hearth. There is a built-in storage cupboard with drawers below and open display alcoves. Two single-glazed timber windows with exposed timber lintels and shutters to the rear aspect. A door to the under stair storage area, stairs up to the first floor with an external door with single glazed window alongside to the rear aspect, and open to the kitchen.

## KITCHEN

The kitchen has a range of timber-fronted storage units and wall mounted plate rack, with a tiled worktop and 1/12-bowl composite sink with mixer tap, space for a cooker, and space for an under-counter fridge. There is a wall-mounted ATAG boiler, a single-glazed timber window to the rear aspect with exposed timber lintel, exposed beams, and a leaded window to the dining area.

## FIRST FLOOR LANDING

With doors to the two bedrooms and bathroom and a radiator.

## BEDROOM ONE

This good-sized double room has a range of built-in wardrobes along one wall, two radiators, two deep sill timber single-glazed windows with exposed timber lintels to the front aspect and an exposed stone wall, a traditional cast iron open fire with a stone hearth, display alcove, exposed beams, a door to a shelved storage cupboard, and a high-level access door.

## BEDROOM TWO

This double room has built-in wardrobes along one wall, a radiator, exposed beams, and a deep sill timber single-glazed window to the front aspect.

## BATHROOM

The suite comprises a panel bath with shower over and screen, a close couple w.c., and a pedestal wash hand basin. There is also a built-in shelved cupboard, a deep sill single-glazed timber window, and exposed beams.

## EXTERNAL

To the rear is the garden with decorative pebbles, a fuel storage area, and gated access to the parking space. Please note that the neighbouring property has pedestrian access across this garden.

## PARKING

To the side of the property is the off road parking space with planted borders.

## SERVICES

Electricity, gas central heating plus wood burning stove, mains water and mains drainage.

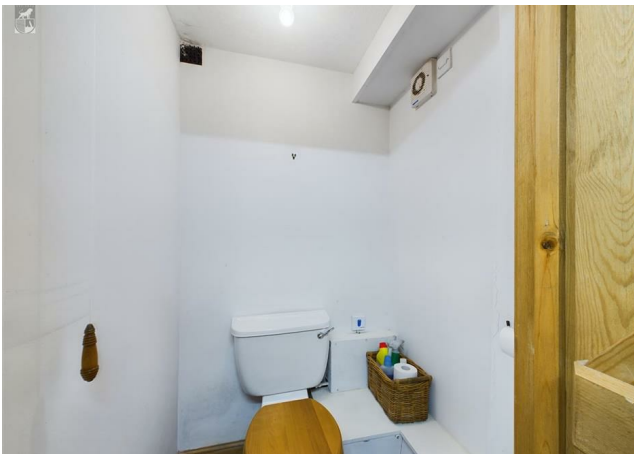
## ADDITIONAL INFORMATION

Useful local links - Local authority -

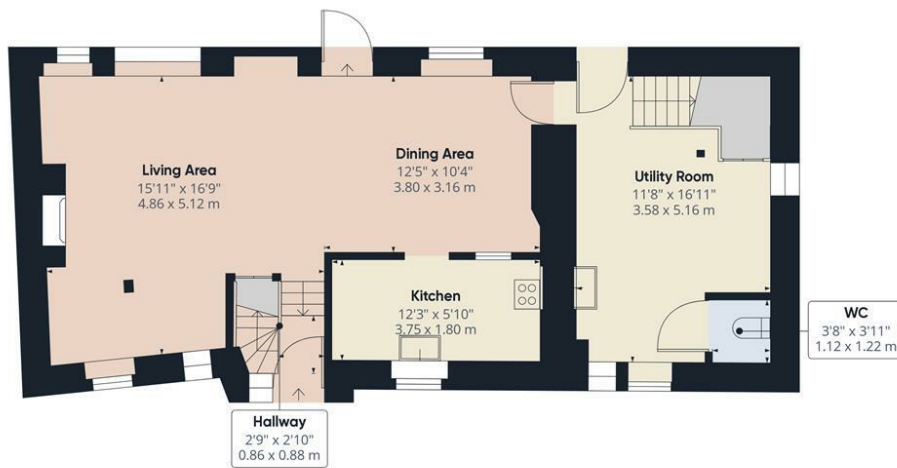
<https://www.westmorlandandfurness.gov.uk/>

Broadband and mobile checker - <https://checker.ofcom.org.uk/>

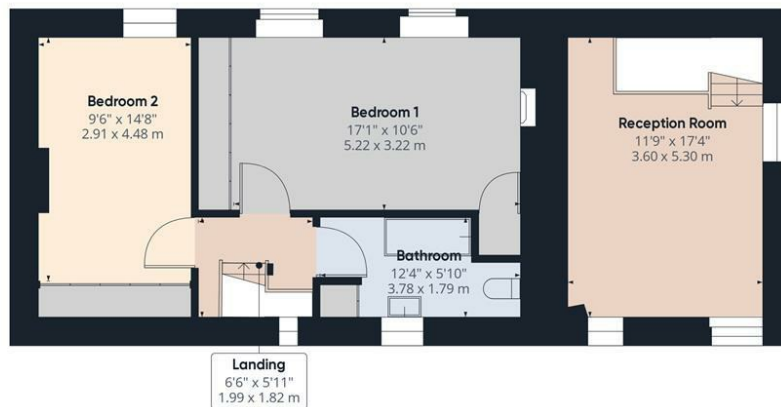
Planning register - <https://planningregister.westmorlandandfurness.gov.uk>







Ground Floor



Floor 1

### DIRECTIONS

From Kendal, travel along Sedbergh Road (A684), crossing the M6 motorway, towards Sedbergh, and pass D.T. Close car sales on the right-hand side, then entrance to Sedbergh School on the left-hand side. Continue onto Main Street, passing Dalesman Country Inn on the left-hand side, and bear left to stay on Main Street, passing J.B. Ryecroft Ltd. on the right-hand side. Smithy Cottage is located a little further along on the left-hand side just past the turning to New Street.

Council Tax Band - D Westmorland & Furness

EPC - Current 49 Potential 83

Tenure - Freehold

Whilst every care has been taken in the preparation of these sales particulars, they are for guidance purposes only and no guarantee can be given as to the working condition of the various services and appliances. Measurements have been taken as accurately as possible but slight discrepancies may inadvertently occur. The agents have not tested appliances or central heating services. Interested applicants are advised to make their own enquiries and investigation before finalising their offer purchase.

**Money Laundering** In the event of prospective purchasers making an offer on a property, in relation to the Money Laundering Regulations photographic ID and Utility bill showing your address will be required. Please contact the office for their information.

#### ESTATE AGENTS

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