



PRICE £425,000

**BRIDGE COTTAGE, GAWTHROP,
SEDBERGH, CUMBRIA, LA10 5TA**

A truly stunning stone-built cottage situated within a peaceful and rural hamlet. Set to the banks of a nearby natural waterway, this picturesque location is only matched by the standard of finish throughout the accommodation.



3



1



2



On street parking

Lounge and Dining Areas



DIRECTIONS

What3words: believer.chum.hawks

LOCATION

Bridge Cottage is situated centrally within Gawthrop which is a hamlet set between Sedbergh and Dent. The picturesque rural surrounds create an idyllic and peaceful setting, whilst there are several artisan shops and amenities within the nearby towns. Sedbergh also provides a highly rated school.

DESCRIPTION

Bridge Cottage is an attractive stone-built property providing cottage stylings to the exterior, whilst benefitting from a blend of modern features and character finishes throughout.



Set adjacent to a bridge over the nearby waterway, the property is approached via a pedestrian gate into the front patio garden, whilst a doorway opens into the entrance porch. The porch provides ample space for coat and shoe storage, whilst double glazed windows to the front allow in natural light. A further doorway opens onto the ground floor accommodation.

The majority of the ground floor accommodation has been developed to provide an open and free-flowing living area separated by a central staircase. The lounge and dining room blend seamlessly into one another, with further open access through into the kitchen.

The lounge runs the full depth of the property and provides an attractive exposed stone wall running the full depth of the room, with a large recessed area currently utilised for wood storage. The room centres around a multi-fuel burner set on a stone hearth and benefits from a feature beam to the ceiling, as well as two double glazed windows to the front.

Open access to either end of the lounge lead into the second full depth reception room, which provides an entrance hall and display space leading into a formal dining area. This section of the accommodation has wood flooring throughout, and also features exposed stone detailing surrounding a doorway access to the utility room and beyond to the ground floor shower room. To the rear of the room is a double glazed window looking out onto the garden area, as well as open archway access through into the kitchen.



Kitchen and Dining Areas

Bedroom One



The kitchen boasts an L-shaped work surface with wooden base and wall-mounted storage units containing a Belfast sink and swan neck mixer tap. The room features a four-ring hob with a built-in oven, along with an integrated fridge/freezer and dishwasher whilst also providing wine rack storage. There is a double glazed window to the side looking out to the natural waterway and double glazed French doors opening onto the rear patio space.

The ground floor accommodation also comprises a utility area, leading on to a ground floor shower room which features a shower cubicle, a WC and pedestal wash hand basin.

A central staircase to the property leads up to the first-floor landing, which in turn provides access to spacious bedrooms and an impressive four piece family bathroom.

All three bedrooms boast double proportions, with the first and second bedrooms being situated to the right-hand side of the property and featuring double glazed windows to the front and side.

The third bedroom also features a double glazed window to the front looking out onto the bridge and natural waterway, whilst benefitting from recess space which is currently used as a home office/study area.

The impressive family bathroom features a four-piece suite which includes a freestanding roll top bath, a recessed shower cubicle with a wall-mounted shower, a WC and also an attractive vanity bowl wash hand basin set on a vanity surface with fitted storage beneath.

To the rear of the property there is a further low maintenance, stone paved patio seating area with a low level stone-built wall and metal railings sat adjacent to the natural waterway.

The property also benefits from a separate garage to the end of the terrace, which provides ample storage space with an additional mezzanine storage level.



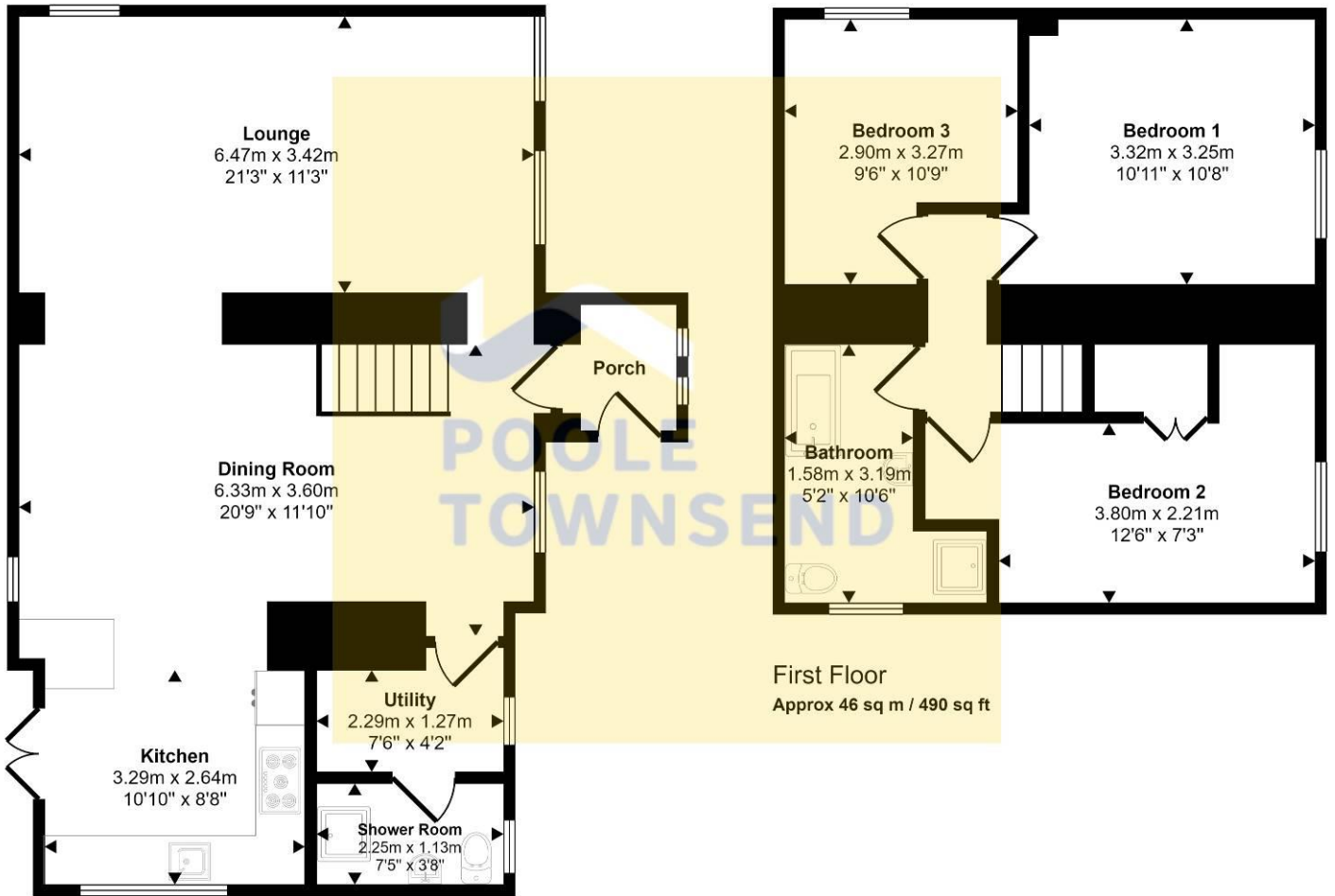
Family Bathroom

Rear Patio Area



Property layout

Approx Gross Internal Area
115 sq m / 1233 sq ft



Ground Floor

Approx 69 sq m / 743 sq ft

This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the real items. Made with Made Snappy 360.

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Council Tax Band: E
Local Authority: Westmorland and Furness Council
Services: Mains electricity and water
Tenure: Freehold

EPC Rating = D

Your mortgage arrangements

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