



Sedbergh

£550,000

19 Winfield Road, Sedbergh, LA10 5AZ

Situated in a peaceful cul-de-sac within a desirable development in the market town of Sedbergh, this detached property offers versatile accommodation with unrivalled views from every aspect. The property benefits from a paved driveway with shared access for the neighbouring property, a garage, and beautifully landscaped gardens that wrap around the home.

Quick Overview

- Wonderful Detached Home
- Situated in a Quiet Cul de Sac Location
- Flexible Living Spaces
- Well Presented Throughout
- Unrivalled Views
- Well Maintained Gardens
- Off Road Parking & Garage
- Ideal for Families or Multigenerational Living
- Walking Distance to Local Amenities
- Superfast Broadband Available



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Property Reference: KL3680



Kitchen/Diner



Living Room



Bedroom Three/Dining Room



Bedroom Four

Situated in a peaceful cul-de-sac within a desirable development in the market town of Sedbergh, this detached property offers versatile accommodation with unrivalled views from every aspect. The property benefits from a paved driveway with shared access for the neighbouring property, a garage, and beautifully landscaped gardens that wrap around the home.

Sedbergh itself is a picturesque and friendly market town located on the edge of the Yorkshire Dales National Park, offering a community atmosphere with a range of local amenities including shops, cafes, and schools. Known for its beautiful natural surroundings, the town also boasts cultural easy access to nearby towns and transport links, making it an ideal location for families and those seeking a peaceful yet connected lifestyle.

Steps from the driveway lead down to the rear garden, featuring patio areas perfect for outdoor seating, space for a garden shed, and access to the front garden with a lawn, and additional seating and decking areas, all lined with mature hedges providing ample privacy.

From the front door, step into the entrance hall, offering space for coats and shoes, with steps to the main hallway. To the left, a sliding barn door opens into the living room, which enjoys lovely front aspect views and a multifuel stove with a tile surround, ideal for those cosy winter evenings.

Another sliding barn door leads to the kitchen/dining room, featuring wall and base units, a breakfast bar, complementary work surfaces and upstand, sink and drainer, and integrated appliances including a gas hob, electric oven, fridge freezer, and dishwasher. There is also a pull out larder and space for an under-counter washing machine. A side and rear door open into the garden, and the dining area provides plenty of room for a family dining table.

Also on the ground floor, bedroom three, currently used as a dining room, could easily function as a double bedroom and enjoys lovely views to the front. Bedroom four is ideal as a home office or guest room, adjacent to a modern bathroom with shower, wall-hung sink, and W.C., which benefits from underfloor heating. There is also a handy understairs cupboard found on the ground floor,

Upstairs, there are two further bedrooms and family bathroom. The family bathroom comprises a bath with shower over, W.C., and wall-hung sink, with underfloor heating. The bedroom one is a large double with integrated wardrobes, ample dressing space, and an en suite shower room with corner shower, wall-hung sink, W.C., and underfloor heating. Bedroom two is another generous double with Velux windows allowing plenty of light, and steps leading to an additional versatile area, perfect as a dressing room, sewing room, or study.

This home combines modern comfort with charming period-style features and is perfectly situated to take advantage of Sedbergh's amenities and surrounding countryside.

Accommodation with approximate dimensions:

Living Room 16' 9" x 11' 8" (5.11m x 3.56m)

Kitchen/Diner 23' 4" x 8' 11" (7.11m x 2.72m)

Bedroom Three/Dining Room 13' 3" x 9' 6" (4.04m x 2.9m)



Kitchen/Diner



Living Room



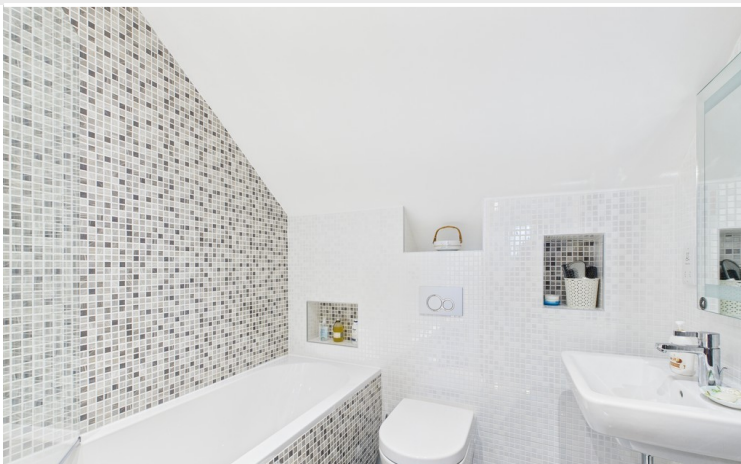
Bedroom One



Bedroom Two



Dressing Area



Family Bathroom

Bedroom Four 9' 3" x 11' 6" (2.82m x 3.51m)

Ground Floor

First Floor

Bedroom One 16' 9" x 12' 2" (5.11m x 3.71m)

Dressing Area 8' 2" x 11' 6" (2.49m x 3.51m)

Bedroom Two 13' 7" x 17' 4" (4.14m x 5.28m)

Dressing Area 10' 2" x 10' 6" (3.1m x 3.2m)

Garage

Property Information

Parking A paved driveway provides off road parking.

Please note there is shared access for the neighbouring property to enter their driveway.

Tenure Freehold (Vacant possession upon completion).

Council Tax Westmorland and Furness Council. Band F.

Services Mains gas, water, drainage and electricity.

Energy Performance Certificate The full Energy Performance Certificate is available on our website and also at any of our offices.

What3Words ///reinvest.basis.skylights

Viewings Strictly by appointment with Hackney & Leigh.

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Bedroom One



En Suite



19 Winfield Road



Garden



Garden

purchase of the property until these checks have been completed. In the event the property is being purchased in the name of a company, the charge will be £120 (incl. vat).

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A thought from the owners...

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