



**POOLE  
TOWNSEND**

2 Winfield Road,

£465,000

4 2 1



- Detached House
- 2 Bathrooms
- Off-Road Parking
- Integral Garage
- Council Tax Band: F
- 4 Bedrooms
- Generous Kitchen/Diner
- Driveway
- Large Garden With Far Reaching Views
- Tenure: Freehold





Nestled in the charming town of Sedbergh at the foot of the Howgills, this stunning detached home enjoys far-reaching views across the town towards Whernside, Frostrow, and Holme Fell. Perfectly positioned for families or those looking to retire, the property combines versatile living space with beautiful outdoor surroundings. Inside, the home is bright and welcoming, featuring a spacious lounge and a generous kitchen/diner, for relaxed family living or entertaining friends. Two double bedrooms with built-in wardrobes and a modern shower room complete the ground floor, while upstairs there are two further double bedrooms, also with built-in wardrobes, and a family bathroom. Outside, the surrounding lawned gardens, mature trees, and a private patio provide a peaceful retreat to enjoy the stunning scenery. With driveway parking and plenty of space to relax or play, this property offers a lifestyle of

Visit us at

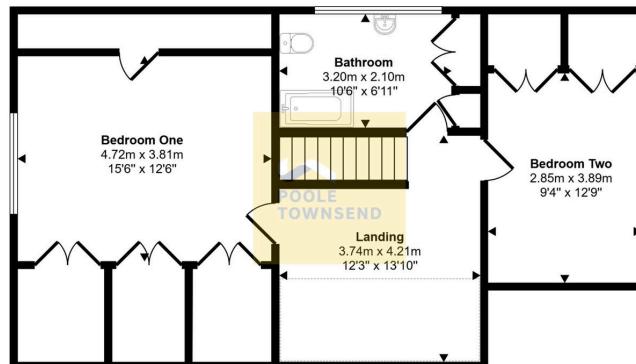
[www.pooletownsend.co.uk](http://www.pooletownsend.co.uk)

[enquiries@pooletownsend.co.uk](mailto:enquiries@pooletownsend.co.uk)

We are open

Monday – Friday 9.00 – 5.00

Saturday 9.00 – 1.00



First Floor  
Approx 71 sq m / 760 sq ft

Denotes head height below 1.5m

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.

### Energy Efficiency Rating

	Current	Potential
Very energy efficient – lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		80
(69-80) <b>C</b>		
(55-68) <b>D</b>	64	
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient – higher running costs		
<b>England &amp; Wales</b>		EU Directive 2002/91/EC

Barrow 01229 811811

Ulverston 01229 588111

Grange 015395 33316

Kendal 01539 734455

Milnthorpe 015395 62044