



 Rawthey Bank



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## Sedbergh, LA10 5TL

Rawthey Bank is a substantial and beautifully proportioned double-fronted detached family residence occupying a commanding position within the sought-after market town of Sedbergh, in a quiet and secluded position whilst a short walk to town with all its facilities.

Originally constructed in the 1860s with sympathetic later extensions, this elegant period home is regarded as one of the district's most recognisable and important properties, enjoying far-reaching views towards Winder Fell and the Howgill Fells.

Extensively refurbished in recent years, the property now offers exceptionally well-balanced and versatile accommodation arranged over three floors, seamlessly blending impressive period character and fabulous high ceilings with elegant chandeliers.

The generous accommodation includes six bedrooms, three bathrooms and four reception rooms, making it ideally suited for modern family living whilst retaining an abundance of original charm and character throughout.

### Quick Overview

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Gated 1860's Double Fronted Detached House

Commanding Position within Sedbergh Market Town

Meticulously Upgraded & Extended

Energy-Saving Upgrades for Economical Running

Elegant Features Throughout

Unrivalled Views of Winder & The Howgills

Walking Distance to Local Amenities

Workshop, Garage & Potential for Annex Accommodation

Land & Ample Parking

Large Greenhouse & Growing Beds

Ultrafast Broadband Available

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# Welcome

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From the moment the main gates open, this exceptional home makes an unforgettable first impression. The striking frontage immediately captures the imagination, creating a true sense of arrival and setting the tone for what lies beyond. It was this breathtaking approach that first drew the current owners to the property.

Stepping inside, the entrance hall immediately sets the tone, providing access to the principal reception rooms and staircase to the first floor. To the right is an elegant sitting room, currently used as an office with front aspect sash window framing the delightful views, complemented by a wood-burning stove and marble surround, decorative coving, ceiling rose and picture rails which enhance the traditional feel of the room. To the opposite side is a further beautifully proportioned reception room, again enjoying front aspect sash window and a side window into the sun room, decorative coving, ceiling rose, picture rails and alcove detailing, complete with an open fireplace and marble surround.







# Heart of the Home

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At the heart of the home lies the impressive breakfast kitchen, boasting two double glazed sash windows to the rear aspect and window seat showcasing views over the rear garden and beyond.

The kitchen is stylish and sociable space, fitted with a range of modern wall and base units together with a central island unit, granite work surfaces and tiled splashbacks and an integrated sink. Appliances include a wine cooler, dishwasher and microwave, with space for an American-Style fridge freezer and a four oven Aga.

The room offers ample space for a large dining table whilst a striking stone fireplace with wood-burning stove creates a superb focal point, and under floor heating completes the picture. A hardwood door leads to an outer lobby, providing a useful cloakroom with W.C. and external access.



## Specifications

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### Kitchen / Diner

35' 2" x 17' 10" (10.72m x 5.44m)

### Sitting Room

13' 5" x 13' 4" (4.09m x 4.06m)

### Art Room

22' 6" x 12' 2" (6.86m x 3.71m)

### Living Room

15' 9" x 14' 1" (4.8m x 4.29m)

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# Relax and Unwind

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Positioned on either side of the kitchen are two additional reception spaces, both offering excellent versatility.

To one side is a bright and airy sun room currently utilised as both a dining and sitting area, ideal for entertaining, with underfloor heating and double doors opening directly onto the gardens.

To the other side is an additional sitting room, presently used as a studio and art room, again benefitting from underfloor heating with direct access outside.









# First Floor

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The striking staircase leads to the first floor, revealing a large landing leading to three generous double bedrooms.

The principal bedroom is an elegant room with sash windows to the front aspect boasting views to Winder Fell and The Howgills, along with decorative coving and ample space for furniture.

A second double bedroom benefits from fitted triple wardrobes, built in drawers and beautiful views with an en suite shower room. The en suite comprises a corner shower, pedestal hand wash basin, W.C. and heated towel radiator.

A further double bedroom is currently utilised as a dressing room, with sash window to the rear aspect ceiling rose, coving and picture rail and integrated wardrobe. Also located on this floor is a practical laundry room fitted with wall and base units, sink and plumbing for laundry appliances.

The recently refurbished main bathroom is particularly impressive, fitted with an attractive four-piece suite including a walk-in shower, freestanding roll-top bath, vanity wash hand basin and wall-hung W.C., complemented by partly tiled walls and floors, underfloor heating, integrated airing cupboard and heated towel radiator.



# Second Floor

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Stairs rise to the second floor where three further double bedrooms can be found, all enjoying lovely elevated views and offering flexibility for guest accommodation, hobbies or additional family living space.

Bedrooms four, five and six all benefit from integrated wardrobes, with five and six having access to the eaves storage.

A second bathroom serves this floor, comprising a bath pedestal sink, W.C., along with a separate W.C. from the landing.

In addition to the main accommodation, the property benefits from a useful lower ground floor cellar level incorporating three separate storage rooms, providing excellent ancillary storage space and housing the Tesla house battery system.

## Specifications

### Bedroom One

25' 7" x 13' 1" (7.8m x 3.99m)

### Bedroom Two

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

### Bedroom Three

13' 9" x 11' 2" (4.19m x 3.4m)

## Specifications

### Bedroom Four

14' 5" x 9' 10" (4.39m x 3m)

### Bedroom Five

12' 10" x 9' 10" (3.91m x 3m)

### Sun Room

14' 9" x 13' 1" (4.5m x 3.99m)





# Immaculate Gardens

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Externally, Rawthey Bank is set within generous, mature gardens, enjoying exceptional views across the surrounding countryside. A gated entrance with intercom access opens onto a large gravel driveway, providing ample parking and turning space. To the front, a beautifully manicured lawn is complemented by a rare Sequoia tree, while wraparound gardens extend gracefully to the rear.

The rear grounds feature a patio seating area with a pond and well-stocked borders, together creating a peaceful setting for outdoor enjoyment. Beyond this lies a separate enclosed vegetable garden with raised beds, complete with a potting shed and large greenhouse with space for cultivating a variety of plants and herbs.



# The Coach House

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In addition, the property benefits from a partially converted detached Coach House located to the rear, with full planning permission in place to create a self-contained annex. Electrical wiring has already been completed, offering exciting potential for further development subject to completion by a new owner.

The property further benefits from the adjoining field of approximately 2 acres, running the length of the property and accommodating the Dales Way path to Windermere. The field is currently rented to a farmer for sheep grazing, and a delight in the lambing season, enhancing the lifestyle appeal of this exceptional home.







# Features

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The current owners have continued to invest significantly in the property with recent improvements including a refurbished main bathroom, a modern gas boiler appropriately sized for the house, and the installation of solar panels to the garage roof together with a Tesla house battery system located within the cellar.

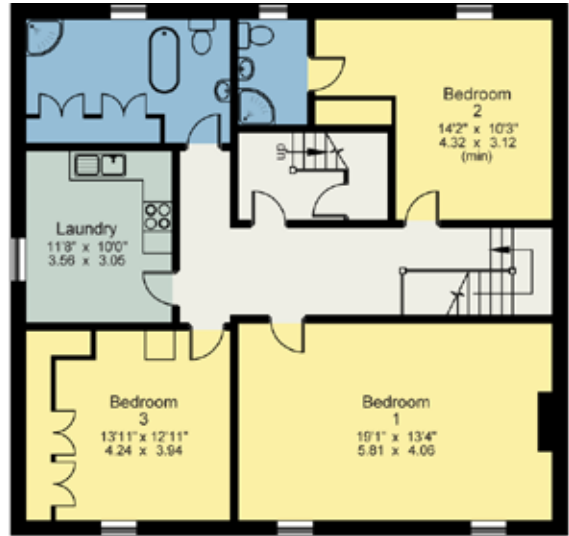
This advanced energy system powers the property, charges electric vehicles and allows surplus energy to be sold back to the grid, resulting in minimal peak-rate mains electricity usage.

Additional features include garage up-and-over doors together with established ongoing maintenance services including gardening, cleaning and window cleaning arrangements.

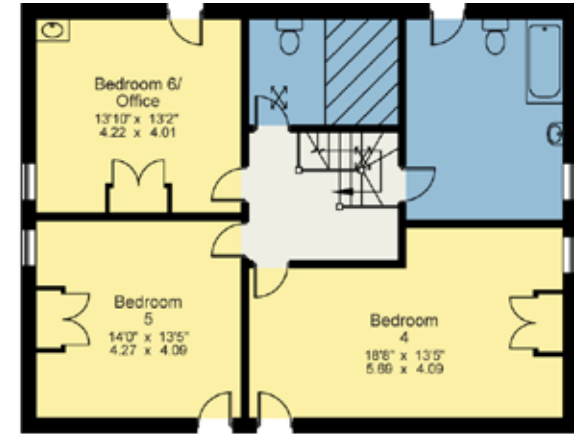
Rawthey Bank represents a rare opportunity to acquire a landmark period residence of considerable character and distinction, presented in excellent condition throughout and occupying one of Sedbergh's most desirable positions.



# Floorplan



First Floor



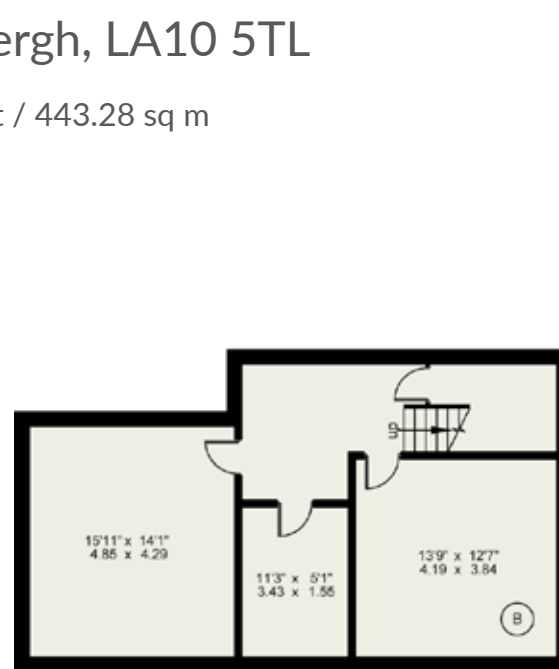
Second Floor

16

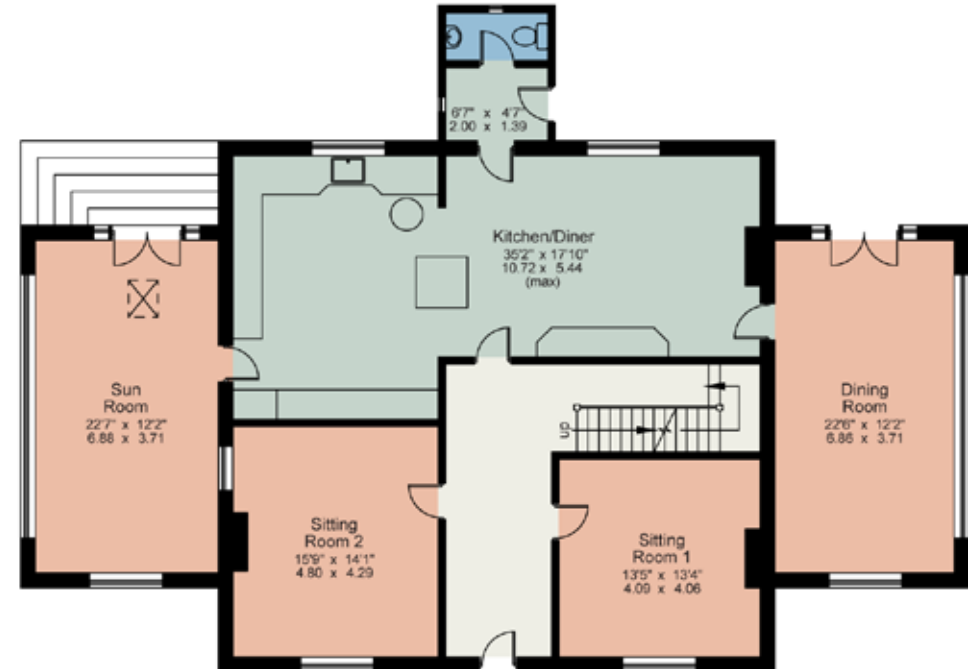
Rawthey Bank , Sedbergh, LA10 5TL

Approximate Area = 4782.0 sq ft / 443.28 sq m

For identification only - not to scale



Lower Ground Floor



Ground Floor

Approx Gross Floor Area = 4782 Sq. Feet  
= 443.29 Sq. Metres

For illustrative purposes only. Not to scale.



# Important Information

## Parking:

A large gravel courtyard provides parking and turning space.

## Tenure:

Freehold (Vacant possession upon completion).

## Services:

Mains gas, water and electricity. Private septic tank drainage.

Please note that due to updated regulations for septic tanks and private drainage facilities, interested parties may wish to seek independent advice on the installation. We can recommend several local firms who may be able to assist.

## Energy Performance Certificate:

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

## What3Words:

///timeless.thinker.ownership

## N.B:

Please note, the Dales Way right of way runs through the adjacent field.



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# Viewings

Strictly by appointment with Hackney & Leigh  
Kirkby Lonsdale Office.

To view contact our office:

Call us on 015242 72111

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