



## 94 MAIN STREET

SEDBERGH, LA10 5AD

**£300,000**  
FREEHOLD

94 Main Street presents an inviting opportunity for those seeking a delightful family home. This well-appointed house boasts a generous living space, providing ample room for comfortable living. Sedbergh itself is a small town located in The Yorkshire Dales National Park in a picturesque setting. A great opportunity as a second home/ holiday let or home for a growing family.



## 94 MAIN STREET

- 3 spacious bedrooms
- Open plan living-diner
- Master bedroom with Ensuite
- Ideal family home
- Viewings highly recommended
- Great access to M6 junction 37



Upon entering, you are welcomed into a spacious reception room, perfect for entertaining guests or enjoying quiet evenings with family. The property features three well-proportioned bedrooms, offering a peaceful retreat for everyone in the household. Each room is designed to a high standard, creating a warm and inviting atmosphere throughout.

### Living Room

The living room is a generous space with room for a variety of seating arrangements. Plenty of natural light fills the space, making for a welcoming environment. It features a wood-burning stove set in a feature fireplace. The room is finished with wooden flooring.

### Kitchen

The kitchen offers a modern and sleek design with glossy cream wall and base units. The dark blue tiled backsplash adds a rich contrast to the light quartz worktops. Integrated appliances include an electric oven and hob, a practical layout that maximises space. To the front of the kitchen is a breakfast bar positioned to look out on to Main Street. The flooring is wood-effect laminate, complementing the overall contemporary feel.

### Dining Room

The dining room at present contains a substantial stone dining table surrounded by woven rattan

chairs. A built-in cabinet with glass doors displays crockery and glassware while additional storage is provided by a radiator cover with a decorative shelf. The room has wooden flooring and is lit by soft wall lighting.

The dining room and lounge have a separation created by a unique staircase central to the room.

### Bedroom 2

Bedroom 2 is a peaceful retreat with a large double bed set against a padded, dark grey headboard and a feature wall painted in a coordinating tone. The room is brightened by two sash windows, and it includes built in storage cupboards. Wooden flooring adds to the rooms comfortable feel.

### Bedroom 3

This second double bedroom features a soft pink accent wall behind the bed, which is dressed in floral bedding. There is a window allowing natural light to flood the room, and built-in cupboards to provide useful storage. A compact dressing table with a mirror sits neatly in the corner, adding a charming touch to the space.

### Bedroom 1

This loft bedroom is cosy and uniquely shaped with sloping ceilings. The bed is positioned centrally with a quilted dark bedspread and green accent cushions. A window sits at the foot of the bed,

allowing some natural light into the space, which is finished with warm wooden flooring and soft lighting.

### **Ensuite shower room**

Adjoining the loft bedroom, a separate shower room features a large cubicle shower with a glass door and modern fixtures. It also includes a wall-mounted toilet and a small vanity unit with a basin. The walls are tiled in a small square pattern and the flooring is dark, providing a contemporary contrast.

### **Bathroom**

The bathroom is fitted with a modern white three piece suite including a bath with a shower over, a pedestal hand wash basin, and toilet. The walls are tiled in a small square mosaic pattern with a decorative dark border that contrasts with the predominantly light tiles. The flooring is a wood-effect tile, complementing the neutral and clean design of the room.

Viewings highly recommended to appreciate this space, please contact the office for further information.

### **DIRECTIONS**

On the Main Street of Sedbergh, 94 Main Street is the last property on the left hand side before Westwood Books.


### **REFERRALS INFORMATION**

We may receive a referral fee from solicitors or mortgage advisors. Full details are available on request.

## **94 MAIN STREET**





Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i>			
(92 plus) A			86
(81-91) B			
(69-80) C			
(55-68) D		59	
(39-54) E			
(21-38) F			
(1-20) G			
<i>Not energy efficient - higher running costs</i>			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC 	

**EPC Rating: D    Council Tax Band: B**

Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers/tenants are advised to recheck the measurements

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