





LOCKWOOD COTTAGE, KILLINGTON HALL

SEDBERGH, LA6 2HA

£430,000

FREEHOLD

Being Sold via Secure Sale online bidding. Terms & Conditions apply. Starting Bid £430,000

Lockwood Cottage is a large 4 bedroom semi-detached house located in the picturesque village of Killington, a delightful village just outside of Sedbergh. This spacious property boasts an impressive 1,807 square feet of living space, large garden and parking for multiple cars. The village itself has a welcoming community atmosphere, with local amenities within easy reach.

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LOCKWOOD COTTAGE, KILLINGTON HALL

- 4 spacious bedrooms
- 3 modern bathrooms
- 2 reception rooms
- Desirable countryside location
- Ideal family home
- Large garden with stream
- Garage and driveway for parking





Upon entering the property, you will find two well-proportioned reception rooms that offer ample space for relaxation and entertaining. The layout is designed to provide both comfort and functionality, ensuring that every member of the household can enjoy their own space. The property features four generously sized bedrooms. With three bathrooms, including en-suite facilities, convenience is at the forefront of this home, catering to the needs of a busy family.

Lounge

The lounge is an inviting space featuring traditional exposed beams and several windows that allow for plenty of natural light. Its generous proportions provide ample space for a variety of seating arrangements, creating a perfect spot for relaxing or entertaining. The room embodies a warm, rustic character with its high ceiling and feature fireplace.

Dining Room

The dining room offers a welcoming atmosphere with its wooden flooring and warm tones. It allows natural light to enter through the French doors, which also give access to the garden. The space is well-sized for family meals and hosting.

Kitchen

The kitchen is a charming space that combines rustic features with practical design. It boasts wooden cabinetry, stone walls, and a tiled floor. There is space for a central table offering a casual dining or preparation area under wooden beams and a skylight, which brings in natural light. The kitchen is well-equipped with integrated fridge freezer, gas hob, electric cooker and stainless steel sink with drainer.

Hall

The hallway creates a welcoming entrance with wooden flooring and stairs. Its openness is enhanced by a double-height ceiling, visible from the landing above, which adds to the sense of space and light within the home.

Downstairs WC

The property benefits from a w/c on the half landing containing a toilet and wash basin, easily accessible from the ground floor of the property,

Bedroom 1

Bedroom 1 is a spacious room with exposed beams and a large window that offers views over the surrounding countryside. The room comfortably fits a double bed with ample space around it, a wardrobe, and additional furniture. It also benefits from an en-suite bathroom, enhancing privacy and convenience.

Bedroom 2

Bedroom 2 is a double room displaying charming

rustic features such as exposed beams and a stone wall. It can accommodate a double bed, wardrobe, and seating, with plenty of natural light entering through the window. The room leads directly to an en-suite shower room, adding convenience and privacy.

Bedroom 3

Bedroom 3 offers a pleasant double room with exposed ceiling beams and a window providing views of the garden. It has enough space for a double bed, wardrobe, and seating area, creating a comfortable and bright bedroom environment.

Bedroom 4

Bedroom 4 is a smaller, neat room with exposed beams and a window. It is suitable for use as a guest or children's bedroom and offers space for a single bed and additional furniture. Currently this room is being used as a home office and boasts fantastic views of the dales.

Bathroom

The family bathroom features a corner bath, pedestal sink, and toilet, with contrasting black and white tiling creating a classic look. Exposed wooden beams add character to the space.

En-suite (Bedroom 1)

The en-suite bathroom attached to Bedroom 1 contains a bath with shower over and toilet. It is compact yet functional, providing private bathroom facilities in the master bedroom suite.

En-suite (Bedroom 2)

The en-suite shower room to Bedroom 2 is fitted with a modern shower cubicle and toilet. It is a practical and private facility adjacent to the bedroom.

Garage

The single garage features traditional stonework and a wooden door, providing secure parking and additional storage space. Its location adjacent to the kitchen offers convenience for unloading groceries and household items.

Rear Garden

The rear garden enjoys a peaceful rural setting with well-maintained lawns, mature trees, and a charming stone bridge over a water stream. The garden is enclosed by fencing and offers scenic views of the surrounding hillside, creating a tranquil outdoor space for relaxation and enjoyment. There is a public footpath through the garden.

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

REFERALS INFORMATION

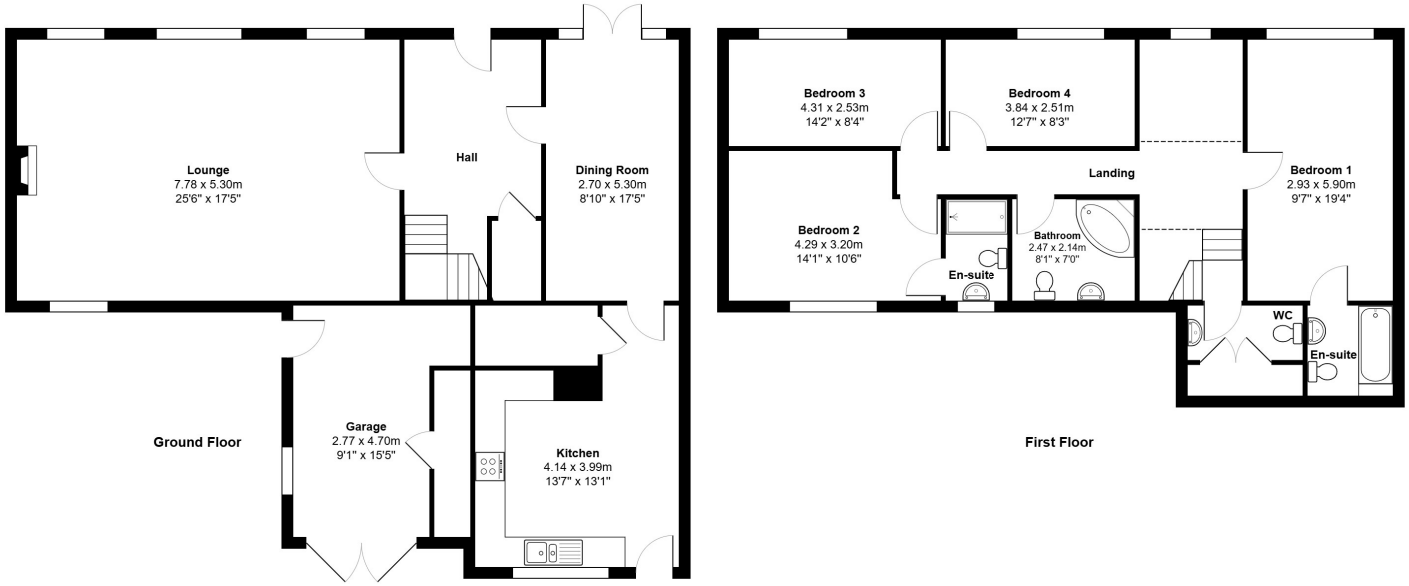
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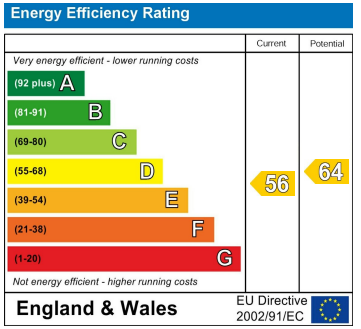






For illustrative purposes only - not to scale. The position and size of features are approximate only.
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EPC Rating: D Council Tax Band: F

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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