

FELL HOUSE, HOWGILL LANE

£425,000

SEDBERGH, LA10 5DE

FREEHOLD

FELL HOUSE, HOWGILL LANE

- Spacious lounge with feature spiral staircase
- 3 En-suite shower rooms and house bathroom
- Open plan kitchen diner with feature beams
- 1 bedroom, self-contained flat/annex
- Parking at the front
- 3 double bedrooms to the main house
- Located in the centre of sedbergh with easy access to schools.





Lounge

This spacious lounge offers an inviting atmosphere with exposed wooden beams overhead and uniquely styled windows. The stone feature wall adds rustic charm, complemented by a warm-toned carpet. A spiral staircase leads up to the kitchen diner

Study

Located on the ground floor to the rear of the property there is a study with carpeted flooring and a window, offering a quiet space suitable for work or reading. The room is simple and functional, with wooden beams adding subtle character, and is currently being used as a further bedroom

Kitchen/diner

A bright and welcoming kitchen/dining room featuring high vaulted ceilings with exposed wooden beams, offering plenty of natural light through velux windows. The kitchen is fitted with modern wooden cabinetry and includes a large gas cooker and stainless steel sink and drainer.

Bedroom 1

A Large double room adjoining the dining room benefitting from velux windows, built in storage, and access to an ensuite bathroom

Bedroom 2

To the rear of the property is the second bedroom, another good sized double. This room also benefits from built in storage and an ensuite shower room.

Bedroom 3

The third bedroom of the main house also benefits from built in storage and a velux window providing natural light.

House Bathroom

A bathroom fitted with a bath and separate shower cubicle, finished with white tiling and a skylight that provides excellent natural light. The wood panel on the bath adds a traditional touch to the space, which combines modern convenience with character.

Kitchen/Lounge- Flat

The lower ground floor kitchen/lounge is a combined space that features tiled flooring throughout. The kitchen area is fitted with wood-effect cabinets and modern appliances.

Bedroom- Flat

This bedroom has a long, narrow layout with exposed wooden ceiling beams adding character. The white walls and carpeted floor create a neutral backdrop, and there is space

for both a bed and a seating area, offering flexibility in use.

Wet room- Flat

This bathroom features a walk-in shower with white tiled walls and a pedestal sink. The room's clean and simple design benefits from overhead lighting and a practical layout.

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

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

Anti Money Laundering Regulation

Estate agents operating in the UK are required to conduct Anti-Money Laundering (AML) checks in compliance with the regulations set forth by HM Revenue and Customs (HMRC) for all property transactions. It is mandatory for both buyers and sellers to successfully complete these checks before any property transaction can proceed. Our estate agency uses Coadjute's Assured Compliance service to facilitate the AML checks. A fee will be charged for each individual AML check conducted. Please ask agent for more details.

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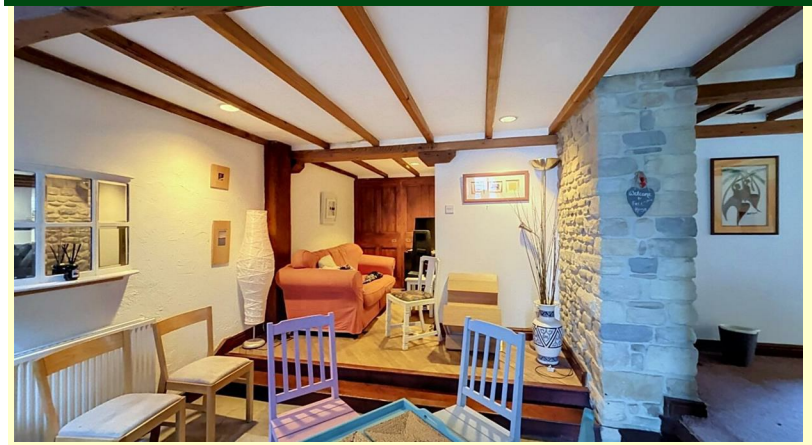
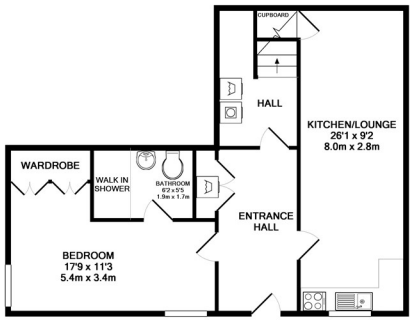
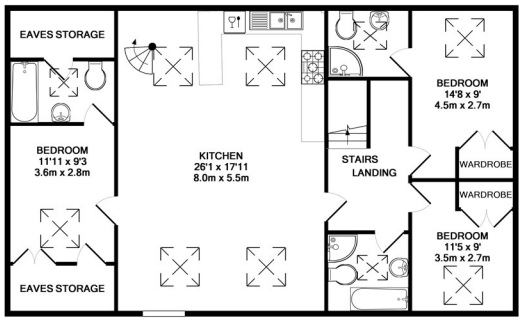




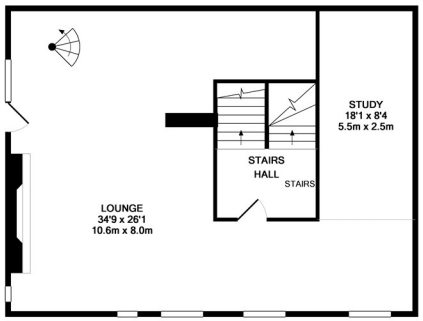




LOWER GROUND FLOOR
APPROX. FLOOR
AREA 674 SQ.FT.
(62.6 SQ.M.)



1ST FLOOR
APPROX. FLOOR
AREA 1131 SQ.FT.
(105.1 SQ.M.)



GROUND FLOOR
APPROX. FLOOR
AREA 904 SQ.FT.
(83.9 SQ.M.)

TOTAL APPROX. FLOOR AREA 2708 SQ.FT. (251.6 SQ.M.)
Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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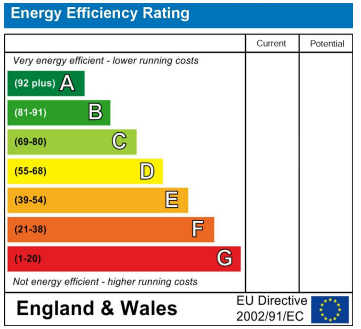

EPC Rating: Council Tax Band: D

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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