





FELL HOUSE, HOWGILL LANE

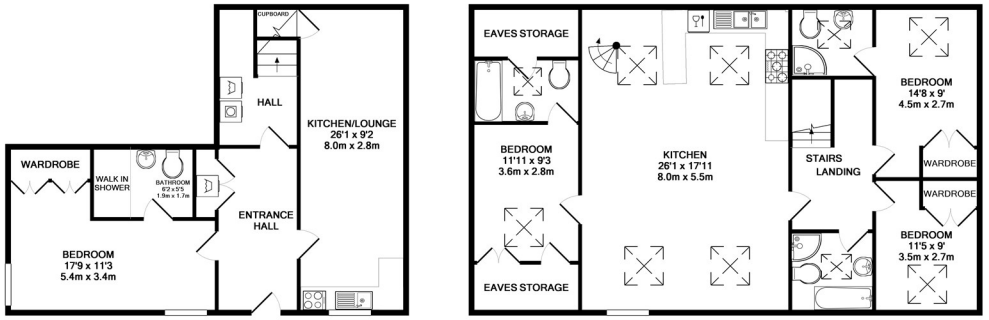
SEDBERGH, LA10 5DE

£425,000

FREEHOLD

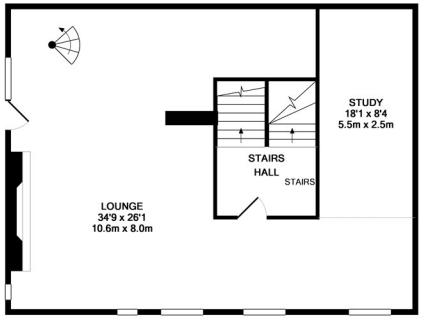
Fell House is a unique property located on Howgill Lane in Sedbergh, this impressive house offers a perfect blend of space and comfort, ideal for family living and entertaining guests. Spanning an expansive 2,765 square feet, the property boasts three well-appointed reception rooms, providing ample space for entertaining. The main house features three generously sized bedrooms, two with their own ensuite. Additionally, the property includes a self-contained flat, which presents a fantastic opportunity for guests, extended family, or even as a potential rental space. Parking for two cars is available one at the front of the property and one at the rear. This delightful home in Sedbergh is not just a property; it is a lifestyle choice. With its spacious layout and versatile living options, it is a must-see for those seeking a new home with income potential

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EST. 1992



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.)



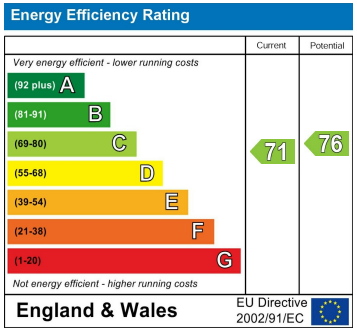
GROUND FLOOR
APPROX. FLOOR
AREA 904 SQ.FT.
(83.9 SQ.M.)

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: C 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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