

I INGMIRE COTTAGES

£365,000

Sedbergh, The Yorkshire Dales, LA10 5HW

A delightful double fronted, end terrace period cottage set in a row of three with a large garden and wonderful views from each room.

Dating back to the early 20th Century and not seen on the market for 30 years, the character accommodation offers a sitting room, dining kitchen with working range, two double bedrooms and house bathroom. Double garage, ample parking, and utility/laundry room and separate fuel store in a row of outbuildings and good-sized lawn gardens with seating terrace.

Country living in a highly accessible location being only a short drive to the popular Dales market town of Sedbergh.





Welcome to **I INGMIRE COTTAGES**

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Here's our **TOP TEN** reasons to love **I Ingmire Cottages**:

1. **A charming end terrace period cottage close to Sedbergh**, dating back to the early 1900's, built as a workers cottage for the former Ingmire Hall Estate and not seen on the market in 30 years.
2. **Splendid far reaching fell views** from all rooms of Winder Fell to the rear and over the garden to the front to open countryside and fells beyond.
3. **Character features** with flag floor and original working range in the kitchen, oak ceiling beams and lintels, attractive open fronted porch with quarry tiles, tongue and bead and four panel pine doors, pine and oak floorboards, stone window cill and recess niche.
4. **Come on in to the vestibule**, which has doors leading to the sitting room and dining kitchen. The sitting room is triple aspect with multi fuel stove on a slate hearth. The dual aspect dining kitchen is welcoming with base units, granite worktops, induction hob and electric oven, built-in cupboards, one with recessed shelving above. An understairs cupboard provides good storage. From the kitchen, a stable door leads into a rear part glazed porch.
5. **....and so to bed** - off the landing are two double bedrooms both enjoying the wonderful views. Dual aspect bedroom 1 is a generous and light room with built-in wardrobes and a period fireplace. There is also a good-sized four piece bathroom with part panelled walls, slipper bath, shower cubicle and heated towel rail. An airing cupboard houses the boiler and hot water cylinder.
6. **Large garden with level lawn** to the front and side, seating terrace and area laid to bark with feature circular planter. To the rear and side of the garage is a wood shed and the LPG tank.
7. **Garaging and parking** - gated access leads to a double garage, which sits to the east of the property with power and light and ample gravel parking to the front. A useful utility/laundry room and separate fuel store are also situated to the east in a row of stone and slate outbuildings.
8. **The historic market town of Sedbergh** - a Conservation Area, the town is situated at the foot of the Howgill Fells, on the north bank of the River Rawthey and is very active with dozens of groups and societies as well as being a 'Book Town'. There is a good range of local facilities with pubs, restaurants, shops, a medical practice, dentists' surgery, a pharmacy, a large Spar and weekly market. Residents, through locally based clubs, are also able to use some of the facilities provided by the prestigious independent Sedbergh School.
9. **A stunningly scenic natural adventure playground** situated in the Yorkshire Dales and surrounded by thousands of square miles of moors, valleys and hills. This is a perfect location if you enjoy everything the great outdoors has to offer with many walking routes right on your doorstep. Also close by and perfect for day trips are The Lake District, the gently rolling Lune Valley and the Forest of Bowland National Landscape. The Dales Way passes through Sedbergh; an 81 mile route starting on the eastern edge of the Dales in Ilkley, the path crosses into the foothills of the Lake District to finish on the shores of Lake Windermere.
10. **Travelling from A to B** - there is easy access onto the M6, J37 (4 miles) and A65 (8.9 miles) with a station at Oxenholme (9.1 miles) on the main west coast line with direct trains to major cities. Airports are at Leeds Bradford (59.1 miles), Manchester (86.4 miles) and Liverpool (91.5 miles).



You'll need to know...

- Mains electricity and water
- Private drainage to a sewage treatment plant shared by Nos. 2 & 3 Ingmire Cottages, located within an adjacent field
- LPG central heating and multi fuel stove in the sitting room
- Hot water from kitchen range back boiler or immersion heater
- uPVC double glazed windows
- Fibre optic broadband connected with B4RN connection close by
- Nos. 2 & 3 Ingmire Cottages have a vehicular and pedestrian right of way to the rear, with a pedestrian right of way to the front.
- Planning Authority - The Yorkshire Dales National Park Authority
W: www.yorkshiredales.org.uk/planning
- Banded C for Council Tax purposes with Westmorland & Furness Council
W: www.westmorlandandfurness.gov.uk
- Freehold, with vacant possession on completion
- Included in the sale: carpets, blinds and some light fittings
- Available separately: some items are available by further negotiation

To find the property - from Sedbergh, take the A683 towards Kirkby Lonsdale and continue for approximately 1 mile. 1 Ingmire Cottages can be found on the left hand side.

What3words reference: ///backfired.putts.hotel

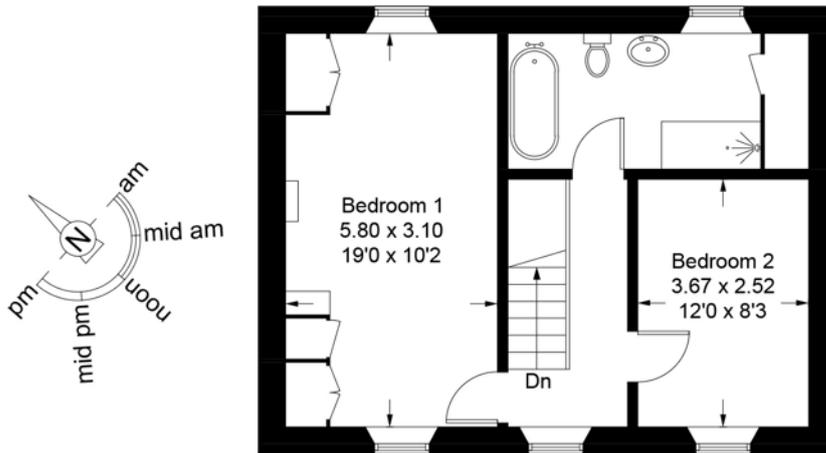
Money Laundering

Prospective buyers should be aware that in the event that they make an offer for the property, they will be required to provide the agent with documents in relation to the Money Laundering Regulations; one being photographic ID, i.e. driving licence or passport and the other being a utility bill showing their address. These can be provided in the following ways: by calling into the agent's office with copies or by way of a certified copy provided via their solicitor. In addition prospective buyers will be required to provide information regarding the source of funding as part of the agent's offer procedure.

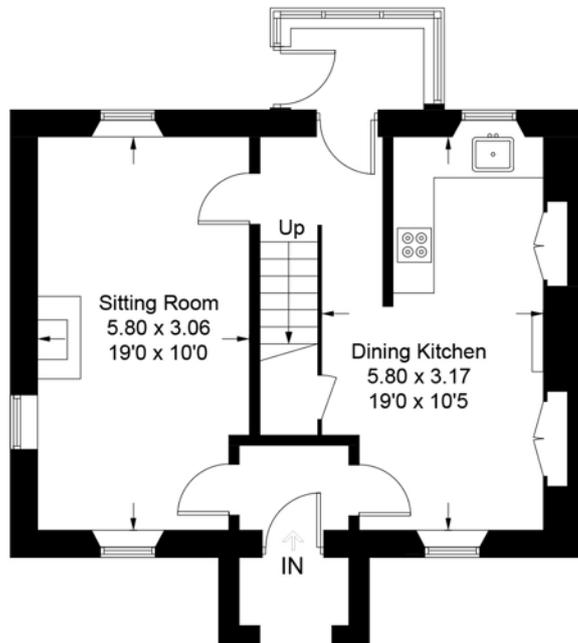


1 Ingmire Cottages, Sedbergh, LA10 5HW

Approximate Gross Internal Area = 93.0 sq m / 1001 sq ft



First Floor



Ground Floor

Illustration for identification purposes only, measurements are approximate, not to scale. Fourlabs.co © (ID1286190)

	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		
(69-80) C		
(55-68) D		65
(39-54) E		
(21-38) F	27	
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	
WWW.EPC4U.COM		

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