



Wild Boar Cottage

Longrigg, Frostrow Lane, Sedbergh, LA10 5JT

Guide Price £420,000

Wild Boar Cottage

Longrigg, Frostrow Lane, Sedbergh

Located within the Yorkshire Dales National Park as well as being a short distance from the Lake District National Park, Wild Boar Cottage is perfect for those looking to embrace a Cumbrian countryside lifestyle. Recently renovated to a high standard and surrounded by fell views the property is just a short distance from the desirable town of Sedbergh which is well served with amenities, shops and the distinguished Sedbergh high school.

The property is set in a small development of just three properties known as Long Rigg believed to have been built in the 19th century as an isolation hospital, Long Rigg was latterly used as a residential centre from the 1980s, providing outdoor opportunities to young people throughout the Lake District and Yorkshire Dales. Its unique setting and views are an essential part of its charisma. Lovingly restored as luxurious homes, the three buildings of the Long Rigg Estate are independent homes, each offering their own private parking spaces and gardens.

The property itself has three en-suite bedrooms and a spacious open plan living room/kitchen which features French doors opening out to a private patio and large garden and has stunning open views to the Howgill fells. Local occupancy restrictions apply, please contact the team for more information.



Entrance Hallway

Front door into the entrance hall. Large walk-in cloaks and storage cupboard. Doors off to the accommodation.

Open Plan Living Kitchen

An open plan living room/kitchen which has an attractive log burner set upon a stone hearth to one corner. There are French PVC doors leading out to the private rear patio and garden. Two double glazed windows to the front aspect enjoying views to the Howgill Fells. The kitchen is spacious and has ample room for dining table. The kitchen itself is a modern grey shaker style comprising a range of fitted wall and base units which have complementing worksurfaces and a sink drainer unit. There are integrated appliances including a double electric oven with an induction hob and extractor hood over, dishwasher and an electric oven. Two double glazed windows look out over the garden side of the property.

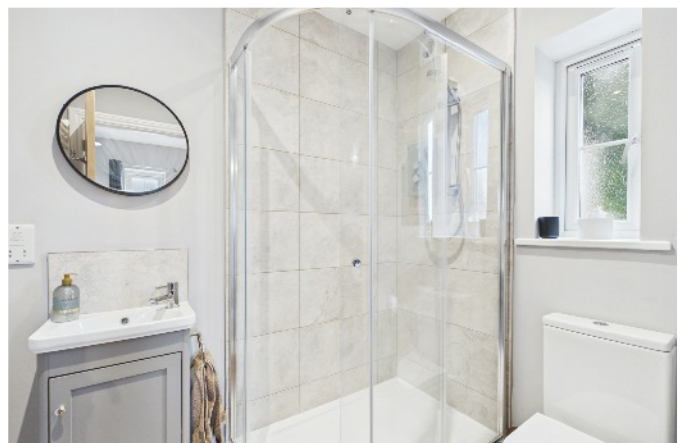


Bedroom One

Double bedroom with lovely views out to the Howgill Fells. Fitted with carpet and an en-suite off.

En-Suite

Modern en-suite comprising of a shower cubicle containing a mains shower unit, low level w/c and a sink unit. Heated towel rail. Part tiled. Double glazed window with opaque glass.



Bedroom Two

Double bedroom with a double glazed window looking out over the garden. Fitted carpet. Radiator.

En-Suite

Modern en-suite comprising of a shower cubicle containing a mains shower unit, low level w/c and a sink unit. Heated towel rail. Part tiled.

Bedroom Three

Double bedroom with a double glazed window looking out over the garden. Fitted carpet. Radiator.

En-Suite

Modern en-suite comprising of a shower cubicle containing a mains shower unit, low level w/c and a sink unit. Heated towel rail. Part tiled. Double glazed window with opaque glass.

Outside

Private enclosed garden space at the rear of the property with a patio and French doors into the house, surrounded by sloped lawn. To the front of the property is a private parking area for two vehicles, with additional parking at the bottom of the driveway.





Tenure

Freehold. Please Note - Occupancy restrictions apply.

Services

Mains water and electricity. Air source heating system. Shared septic tank between three properties.

Council Tax Band

E

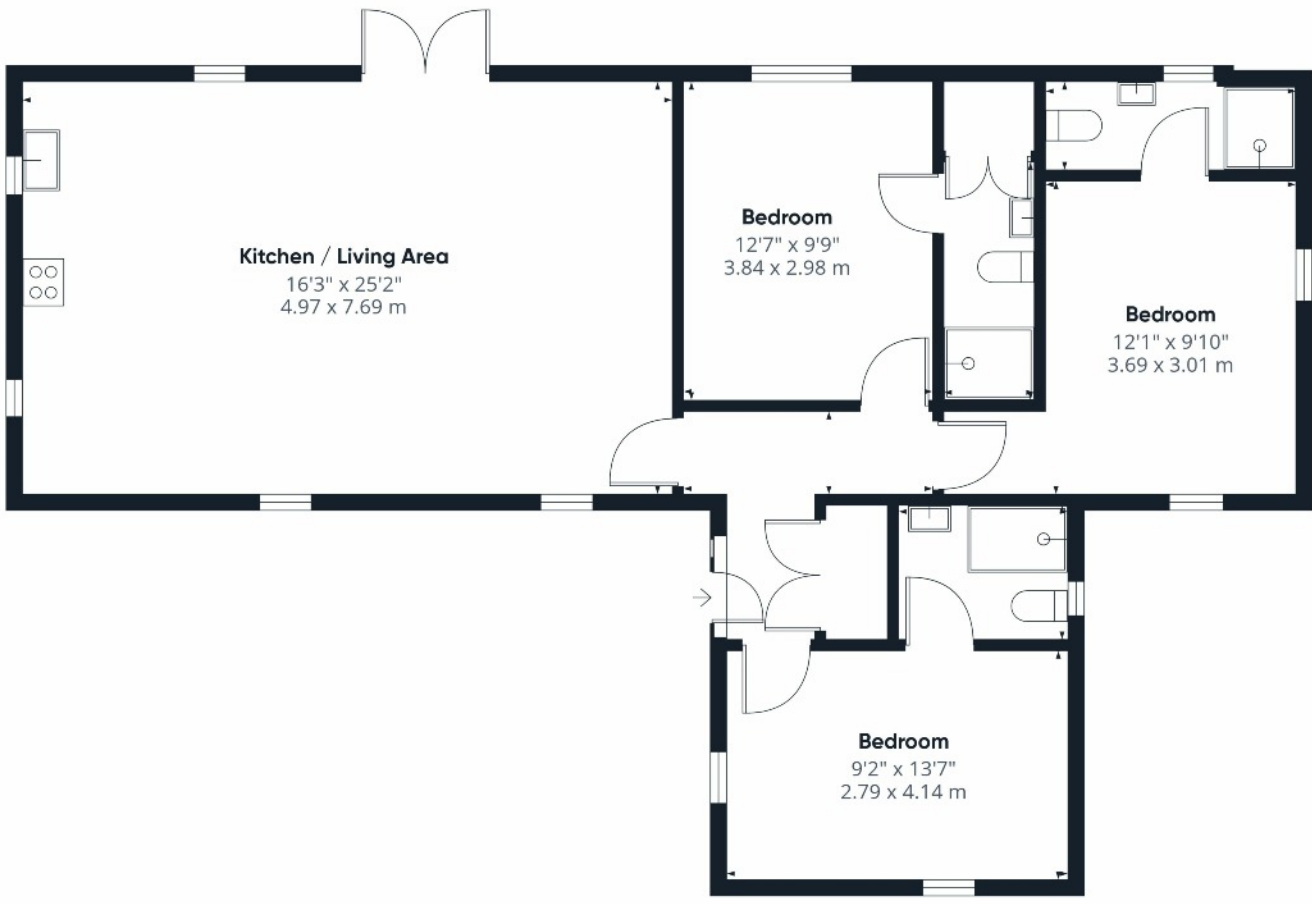
What3Words

///petal.magma.baroness

Broadband

For information on broadband and mobile services at the property, we advise prospective purchasers to consult the Ofcom website: checker.ofcom.org.uk



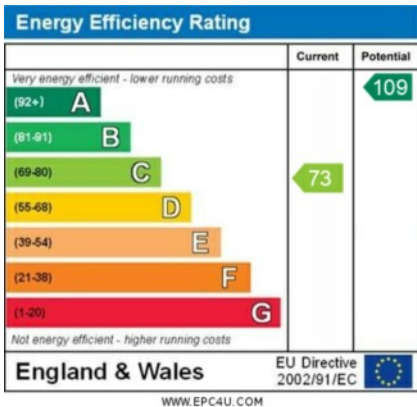


Approximate total area⁽¹⁾
 978 ft²
 90.9 m²

(1) Excluding balconies and terraces

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

GIRAFFE360



Viewing is strictly by appointment with the sole agents. The services, kitchen and sanitary ware, appliances and fittings have not been tested by the selling agents and purchasers should undertake their own investigations and survey. The agents endeavour to make their sales details are correct, however, purchasers and their conveyancers should make their own enquiries as to accuracy, especially where statements have not been verified. Please contact the agents before travelling any distance to view to check availability and confirm any point of particular importance.

