



Millthrop

£585,000

Rivermead, Millthrop, Sedbergh, LA10 5SJ

A well-presented, detached family home set within generous, mature gardens, enjoying a peaceful setting with far-reaching views towards the surrounding fells. Offering four bedrooms, two bathrooms, and a double garage, Rivermead presents an excellent opportunity to acquire a generous home that is ready for new owners to make their own.

Sedbergh is a charming and historic market town, situated at the foot of the Howgill Fells, on the edge of both the Yorkshire Dales and Lake District National Parks. Often referred to as England's official "Book Town," it boasts a unique character while offering everyday amenities including shops, a highly regarded school, and healthcare facilities, while excellent road links provide access to Kendal, the M6, and beyond.

Quick Overview

- Wonderful Detached Family Home
- Close to Local Amenities
- Generous Accommodation
- Flexible Living Spaces
- Set within Well-Established Gardens
- Off Road Parking & Double Garage
- Solar Panels Installed
- Unrivalled Views
- Offered with No Onward Chain
- Ultrafast Broadband Available



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Ultrafast
Broadband*



Off Road
Parking

Property Reference: KL3705



Living Room



Dining Room



Kitchen



Bathroom

Step into the porch where there is space for coats and plumbing for a washing machine. Follow into the entrance hall, with access to the principal living spaces and a useful understairs storage cupboard. The ground floor also benefits from a bathroom, fitted with a bath, pedestal sink, and W.C., complemented by part-tiled walls.

Firstly, you are welcomed into the living room; a particularly bright and inviting space, enhanced by triple aspect windows that frame wonderful views of the surrounding fells. With coving to the ceiling and ample room for furniture, it provides an ideal setting for both relaxing and entertaining.

Also on the ground floor is the dining room, again featuring coving to the ceiling and plenty of space for a family dining table. A door opens directly onto the driveway, offering convenient access outside. From here, a further door leads into the kitchen.

The kitchen is fitted with a range of wall and base units, worktops, and a tiled splashback, along with a one-and-a-half sink and drainer positioned beneath a window overlooking the fells. Integrated appliances include an oven, fridge/freezer, and dishwasher, making it a practical and functional space, ready for a new owner to make it their own.

Stairs rise to the first floor landing, leading to four bedrooms. Bedroom one is a generous double room with triple aspect windows, fitted wardrobes, and excellent views, offering great potential for further enhancement. Bedroom two and three are also double rooms with fitted wardrobes and fell views, whilst bedroom four is a smaller room, ideal as a single bedroom or home office, also enjoying pleasant outlooks.

Finally, the family bathroom comprises a bath with shower over, vanity sink, and W.C., with part-tiled walls to finish.

Externally, the property is set within well-established and beautifully maintained gardens, featuring lawned areas, mature shrubs, plants, and trees, creating a private and attractive garden, along with a vegetable patch. There is a generous driveway providing ample off-road parking, along with a double garage.

Overall, Rivermead is a well cared for home offering excellent space and setting, now ready for its next owners to update and personalise to their own taste, creating a truly special family home.



Living Room



Kitchen



Bedroom Two



Bedroom Three



Bedroom Four



Bathroom

Accommodation with approximate dimensions:

Ground Floor

Porch/Utility 3' 5" x 6' 8" (1.04m x 2.03m)

Living Room 11' 8" x 18' 3" (3.56m x 5.56m)

Kitchen 13' 1" x 10' 8" (3.99m x 3.25m)

Dining Room 10' 9" x 13' 9" (3.28m x 4.19m)

First Floor

Bedroom One 11' 8" x 18' 3" (3.56m x 5.56m)

Bedroom Two 13' 2" x 9' 7" (4.01m x 2.92m)

Bedroom Three 10' 8" x 9' 8" (3.25m x 2.95m)

Bedroom Four/Study 6' 10" x 11' 1" (2.08m x 3.38m)

Double Garage 16' 3" x 21' 11" (4.95m x 6.68m)

With extra-wide electric doors, light and power.

Property Information

Parking

A driveway provides off road parking.

Tenure

Freehold (Vacant possession upon completion).

Services

Mains gas, water, drainage and electricity. The property also benefits from solar panels with an installed capacity of 3.96 kW, currently registered on Good Energy's "Feed-in Deemed Export" tariff.

Council Tax

Westmorland and Furness Council. Band F.

Energy Performance Certificate

The full Energy Performance Certificate is available on our website and also at any of our offices.

Viewings

Strictly by appointment with Hackney & Leigh.

Anti-Money Laundering Regulations (AML)

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Bedroom One



Bedroom One



Garden



Garden

Request a Viewing Online or Call 015242 72111

Meet the Team

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Viewings available 7 days a week including evenings with our dedicated viewing team
Call **015242 72111** or request online.

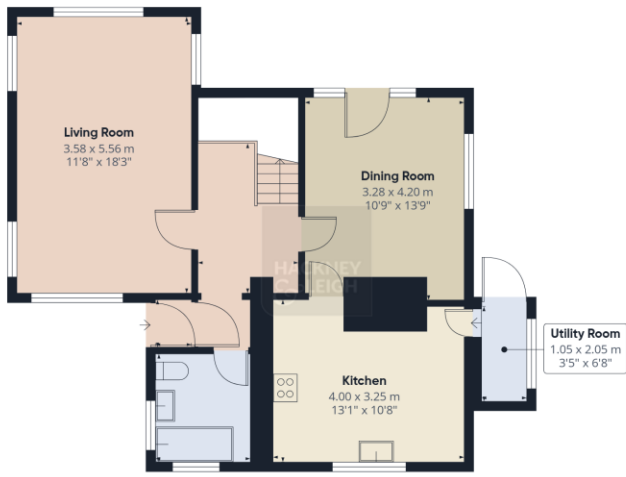


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Floor 0 Building 1



Floor 1 Building 1



Floor 0 Building 2

Approximate total area⁽¹⁾
154 m²
1656 ft²

Reduced headroom
0.9 m²
9 ft²

(1) Excluding balconies and terraces

Reduced headroom
..... Below 1.5 m/5 ft

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

GIRAFFE 360

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