

MEMORIES COTTAGE

£390,000

3 Main Street, Sedbergh, The Yorkshire Dales, LA10 5BN

Centrally located within this sought-after Dales market town, a Grade II Listed end terrace, stone and slate cottage.

Beautifully and stylishly presented with light and bright spaces, the accommodation comprises a dual aspect sitting room with glazed doors out to the garden, fitted kitchen open to dining room and cloakroom/laundry room. Three double bedrooms and house bathroom and en suite shower room. Private driveway parking and landscaped gardens with seating terraces, lawns and planted beds, as well as a summerhouse with WC, currently used as a games room.

Surrounded by the stunning landscape of the National Park, within walking distance of the town's facilities and highly accessible for road and rail links.





Welcome to **MEMORIES COTTAGE**

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Here's our **TOP TEN** reasons to love **Memories Cottage**:

1. **Grade II Listed** stone and slate, end terrace cottage, being centrally located along Main Street within the popular Dales market town of Sedbergh and enjoying wonderful fell views from the garden.
2. **Beautifully presented and well-appointed** the cottage offers spacious and sun-filled accommodation (GIA 1368 sq ft [127.1 sq m]) with a lovely mix of old (beams, sash windows, window seats, boarded doors) and new (kitchen, bathrooms and decoration).
3. **Come on into** a vestibule at the rear off which has a two piece cloakroom with washing machine and tumble dryer (available separately). The spacious, dual aspect sitting room has a fitted media unit and glazed double doors into the garden and terrace. The kitchen is fitted with shaker style units, quartz worktops, black Rangemaster stove, Belfast sink, an integral dishwasher, refrigerator and freezer. The kitchen is open to the dining room, perfect for family and sociable gatherings. The dining room has panelling to dado height, built-in-cupboard and door to the front.
4. **Sweet dreams** - from the sitting room, the feature staircase leads to a large landing; off here are three double bedrooms, one with built-in wardrobe.
5. **Bath/shower rooms** - bedroom 2 has an en suite shower room and there is a good-sized, well-appointed four piece house bathroom with roll top bath, separate shower, part panelled walls and built-in cupboards.
6. **Private parking** - a gated entrance leads to a blocked paved drive providing parking for 2/3 cars.
7. **Summerhouse** - currently used as a games room, the summerhouse could be a studio/home office/hobby room. With power, light and sink unit, there is also a separate room with WC, wash basin and plumbing in place for a bath/shower.
8. **Private landscaped gardens** - enjoying splendid views of The Howgills and Barbon Fells, the south facing gardens are terraced with lawns, planted beds and flagged seating areas.
9. **A return on your investment**, the property is currently a successful holiday let; with the Yorkshire Dales being a highly popular holiday destination, you could let it out to help pay the bills when you don't need it.
10. **If you love the great outdoors and being able to breathe clean country air**, the property is within the Yorkshire Dales National Park and close to the Lake District, the Lune Valley and the Forest of Bowland National Landscape - it's a great base for exploring. For further information please turn to page 5.







Yorkshire Dales living

The historic and popular market town of Sedbergh is within the **Yorkshire Dales National Park** and also a Conservation Area.

Also known as England's Book Town, Sedbergh 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. There is a good range of local facilities all within walking distance, with cafes, pubs and restaurants including the award-winning The Black Bull Inn, shops, medical practice, dentists' surgery and pharmacy, a large Spar, a weekly market dating from the 13th Century, Tourist Information and two tennis courts. Residents, through locally based clubs, are also able to use some of the facilities provided by Sedbergh School.

With its pretty cobbled streets, nearby **Dent** (5.6 miles) to the south east offers a range of local facilities - a general store with outreach post office, an art gallery, church, a selection of tea shops and two pubs. There is also Dent Village Heritage Centre and Flintergill Outtake Nature Trail.

Exploring the Lune Valley to the south, we would recommend the award winning town of **Kirkby Lonsdale** (11 miles).

To the west and known as the Gateway to the Lakes, the historic town of **Kendal** (11.1 miles), provides a comprehensive range of educational, commercial and recreational facilities.

To the north east is **Kirkby Stephen** (14.3 miles) – a traditional market town situated in the beautiful scenic Upper Eden Valley on the outskirts of the Yorkshire Dales National Park. The town itself offers a good range of facilities.

Putting education first - there are primary and secondary schools in Sedbergh, Kirkby Lonsdale and Kirkby Stephen with independent schools at Sedbergh (with the Preparatory School at Casterton), Giggleswick and Windermere.

Around and about, every day is a visual treat;

surrounded by thousands of square miles of moors, valleys and hills, magnificent scenery is all around. Also close by and perfect for day trips are the **Lake District National Park**, the **Lune Valley** and the **Forest of Bowland National Landscape**.

The area provides a stunningly scenic natural adventure playground for walkers, runners and riders, climbers, cavers and cyclists. Sail and wild swim in the Lakes or explore the coast in the **Arnside and Silverdale National Landscape** and **Morecambe Bay Estuary**.

The Dales Way passes through Sedbergh - an 81 mile route starting on the eastern edge of the Dales in Ilkley, travelling through Wharfedale and Dentdale before crossing into the Lake District foothills to finish on the shores of Lake Windermere.

Further afield - access to the M6 is at J37 (4.7 miles) and to head east from Cumbria into Yorkshire on the A65 (10.4 miles away).

You can catch the train at Oxenholme (9.4 miles) on the west coast main line with a direct service to London, Manchester, Manchester Airport, Birmingham, Glasgow and Edinburgh. There is also a station at Garsdale (6.3 miles) on the immensely scenic Settle to Carlisle line.

For jetting off to distant shores, Leeds Bradford is 60.6 miles distant, Manchester Airport is 87.1 miles and Liverpool Airport 92.6 miles.

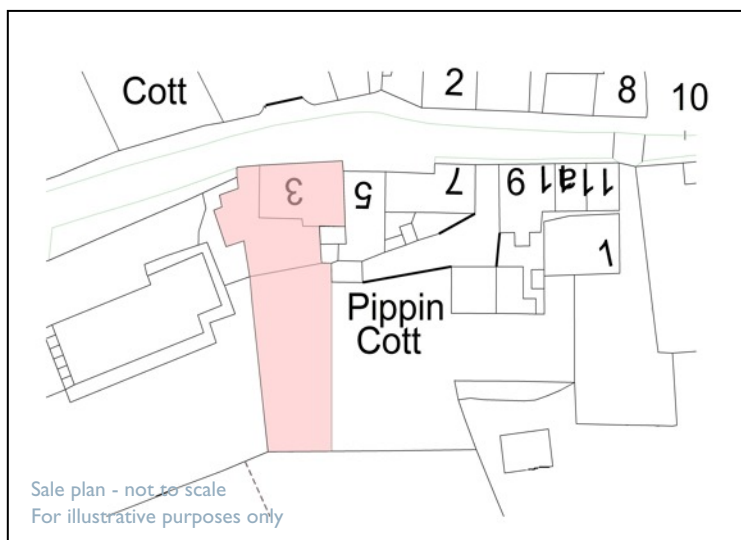
To find the property - from J37 of the M6, head towards Sedbergh on the A684. On entering, follow signs for Town Centre. After passing the former telephone exchange building on the right hand side, Memories Cottage is the next property on the right with the gated drive immediately before the cottage.

what3words reference: ///crest.backpacks.cooked

Services and specifications

- Mains electricity, gas and drainage
- Metered mains water
- Gas central heating, boiler installed c. 2018 and has been serviced annually
- Underfloor heating in the bathroom
- A combination of double and single glazed sash windows some with secondary glazing. Double glazed doors from the sitting room out to the garden.
- Oak flooring to the kitchen, cloakroom, the sitting and dining rooms
- B4RN Broadband is connected - if you're not familiar with this excellent local service offering hyperfast broadband and unlimited bandwidth please have a look at their website b4rn.org.uk.





The finer details

Council Tax

Memories Cottage is currently not banded for Council Tax purposes. Potential purchasers are advised to verify this information for themselves.

Local Authority

Westmorland and Furness Council

W: www.westmorlandandfurness.gov.uk

Planning Authority

Yorkshire Dales National Park Authority

W: www.yorkshiredales.org.uk

Please note

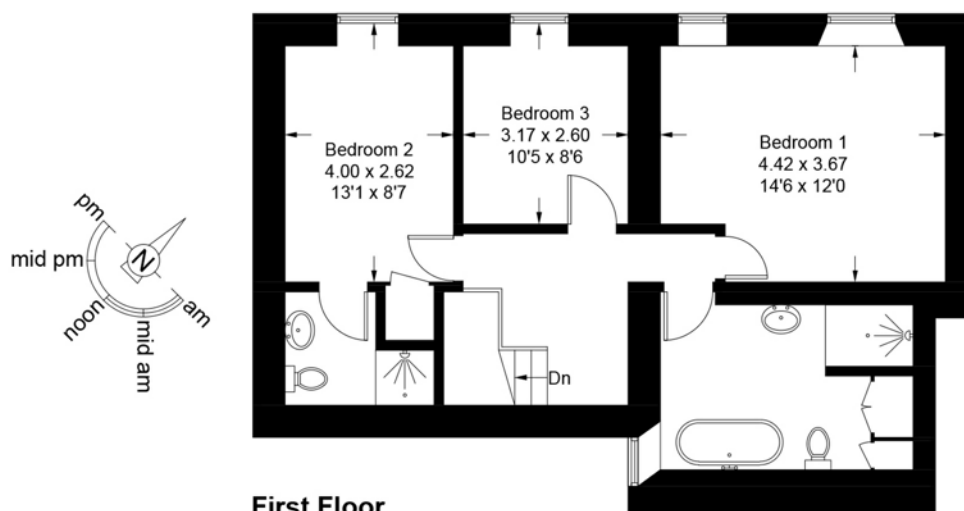
- Included in the sale - carpets, curtains and blinds, curtain poles and light fittings
- Available separately - white goods, garden furniture, planters/troughs/pots/statues and items of furniture
- The property is Grade II Listed - List Entry Number 1384177

Money Laundering

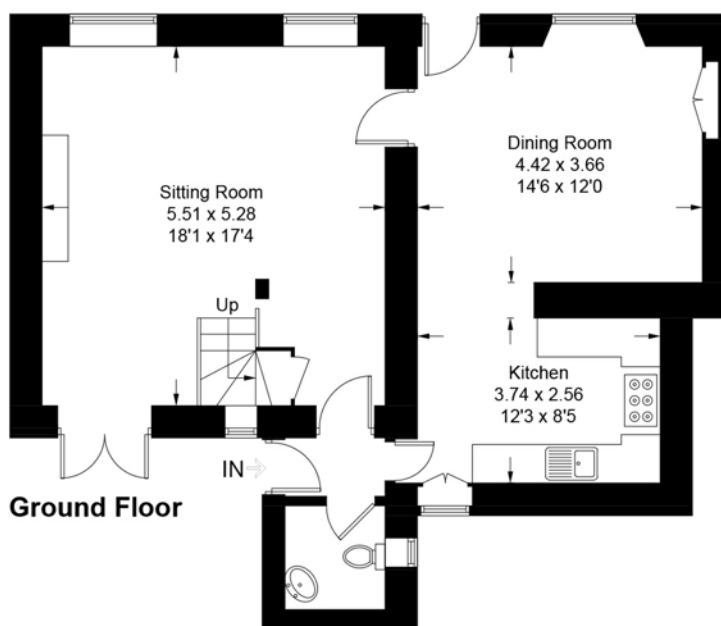
Prospective buyers should be aware that in the event that they make an offer for the property, they will be required to provide the agent with documents in relation to the Money Laundering Regulations; one being photographic ID, i.e. driving licence or passport and the other being a utility bill showing 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.

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Approximate Gross Internal Area = 127.1 sq m / 1368 sq ft



First Floor



Ground Floor

Illustration for identification purposes only, measurements are approximate, not to scale. Fourlabs.co © (ID1267774)

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

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