

I GULDREY LANE

£310,000

Sedbergh, The Yorkshire Dales, LA10 5DS

Enjoying splendid views of Winder Fell to the north, an attractive, contemporary semi-detached bungalow with lovely gardens.

Offering well-presented, light and bright accommodation, the bungalow has been refurbished and reconfigured over recent years. Hall, sitting room, living/dining kitchen, cloakroom, two bedrooms and a four piece house bathroom. Potential to upgrade the loft space. Delightful gardens to the front and rear and private parking for one.

Within walking distance of all Sedbergh has to offer, this is perfect for those looking to downsize.





Welcome to **I GULDREY LANE**

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Here's our **TOP 10** reasons to love **I Guldrey Lane**:

1. **Splendid views** - to the north from the garden and garden room to Winder Fell.
2. **An attractive, semi-detached contemporary bungalow** - refurbished and reconfigured in recent years, the wonderfully light accommodation is very well-presented with a gross internal area of c. 811 sq ft (75.4 sq m).
3. **Come on in to** the central entrance hall with all the rooms leading off. The sitting room has a bay window and wood fireplace with inset electric fire. From the hall, a glazed door leads into the splendid living/dining/kitchen. The kitchen is fitted with sleek base and wall units, gas hob and electric integral oven, dishwasher and fridge/freezer. The sitting area has glazed doors to the east elevation which open up to the garden - perfect for the summer months.
4. **Bedrooms and bathrooms ...** there are two double bedrooms; bedroom 1 is to the front and has a bay window and built-in wardrobes and drawers to one wall. The four piece house bathroom has a bath, separate shower and vanity wash basin; there's also a useful cloakroom off the garden room with space and plumbing for a washing machine.
5. **Loft space** - accessed from the hall, a pull down ladder leads to the loft space. It could be used simply as storage or there is the option, subject to consent, to create a bedroom with dormer window.
6. **Delightful gardens** - there is a walled foregarden with wrought iron gate, central path, lawns, trees and herbaceous borders. Gated access to the side with mature border, timber shed and access to the rear garden with lawns, seating terraces, mature borders and beds.
7. **Parking** - private driveway parking for one car.
8. **Life in 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 all within walking distance of Guldrey Lane, with pubs, restaurants, shops, Sedbergh Medical Centre, a large Spar, a weekly market, Tourist Information and two tennis courts. 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, the property is also close and perfect for day trips to The Lake District National Park, the gently rolling Lune Valley and the Forest of Bowland and the Arside and Silverdale National Landscapes.
10. **Travelling from A to B** - there is easy access onto the M6 at Junction 37 (4.4 miles), the A65 (10.2 miles) with a station at Oxenholme (9.6 miles) on the main west coast line with direct trains to London Euston, Manchester, Manchester Airport, Birmingham, Glasgow and Edinburgh.



You'll need to know...

- Mains electricity, gas and drainage
- Mains metered water
- Gas central heating
- 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.
- uPVC double glazed windows
- External power point, lighting and a cold water tap
- 1 Guldrey Lane is banded C for Council Tax purposes with Westmorland and Furness Council.
- Planning Authority: The Yorkshire Dales National Park Authority
- Carpets, curtains and blinds, curtain poles, light fittings and integral appliances to be included in the sale
- Freehold, with vacant possession on completion.

To find the property: from J37 of the M6, head east along the A684 towards Sedburgh. On entering the town, turn right left onto Guldrey Lane and No. 1 is the first property on the right.

What3Words reference: ///inflates.ankle.love

Lane House, Kendal Road
Kirkby Lonsdale
Carnforth
Lancashire LA6 2HH

015242 74445

sales@davis-bowring.co.uk

www.davis-bowring.co.uk

davis &
bowring

estate agents

1 Guldrey Lane, Sedbergh, LA10 5DS

Approximate Gross Internal Area = 75.4 sq m / 811 sq ft

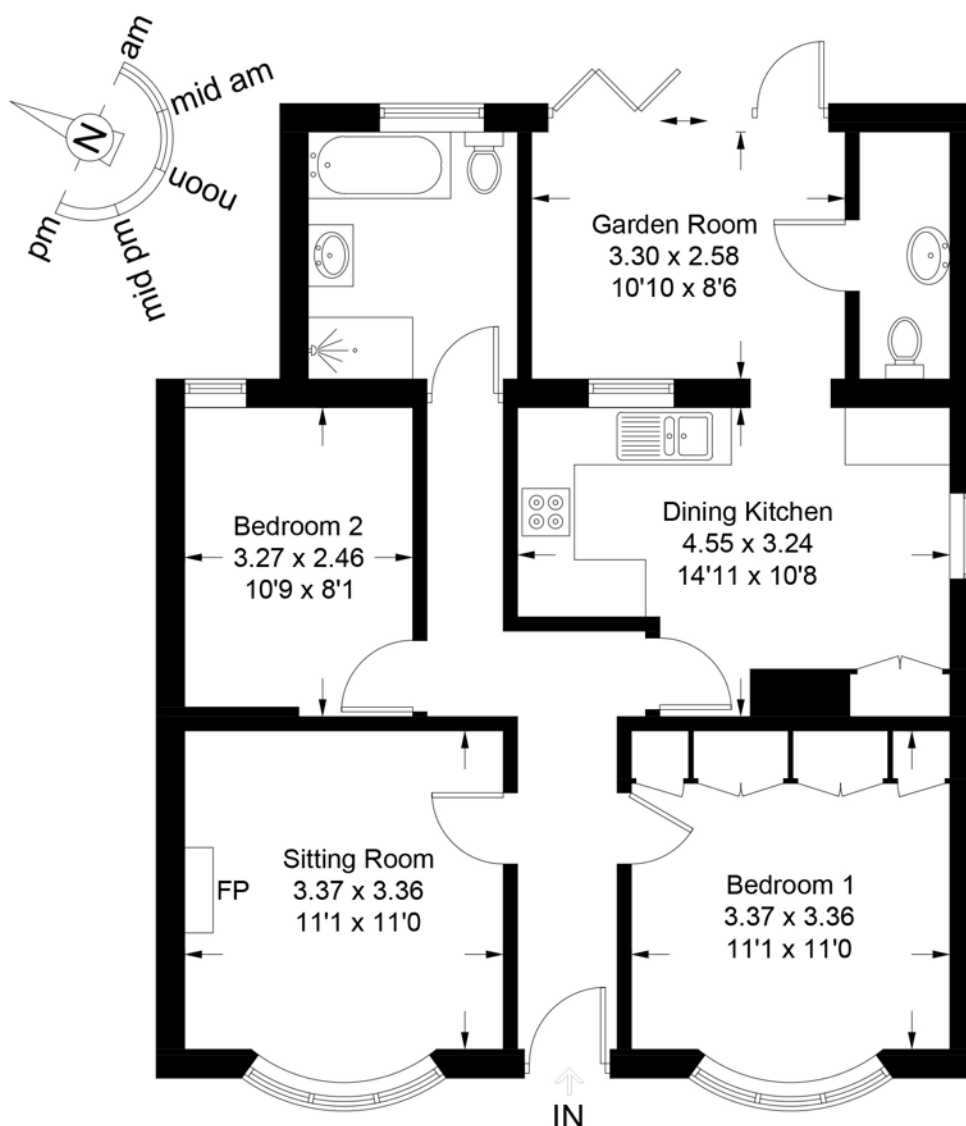


Illustration for identification purposes only, measurements are approximate,
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Score	Energy rating	Current	Potential
92+	A		
81-91	B		83 B
69-80	C		
55-68	D	60 D	
39-54	E		
21-38	F		
1-20	G		

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