



Craiglands
Joss Lane | Sedbergh | Cumbria | LA10 5AS

CRAIGLANDS





AIGLANDS

Welcome to Craiglands, Joss Lane, Sedbergh, LA10 5AS

First and foremost, a wonderful family house, built in 1934 and with a substantial extension. The accommodation is flexible and has the potential for a self-contained annex to suit multi-generational living or even letting for an additional income.

Filled with natural light, the south facing setting is exceptionally private. The large and beautifully maintained gardens provide a degree of seclusion that is surprisingly rare for a house so centrally placed.

The main house offers a warm welcome with a spacious hallway and cloakroom, sitting and dining rooms, a lovely big sociable dining kitchen opening to a conservatory, laundry, pantry and rear hall/boot room. The first floor provides two ensuite bedrooms, a third double bedroom, a fourth single room and a family bathroom.

The annex is currently incorporated within the main residence, it all being occupied as one. Connected by the rear hall it currently provides a large family room, fifth double bedroom, shower room and store room (with plumbing to return it to a second kitchen if required). The integral double garage benefits from a useful first floor storage loft.

Attractively presented, bright and airy, this substantial and impressive property makes a great family house, providing spacious living accommodation within large private gardens in a central and very accessible location.

“ We love this house and if we could pick it up and move it, we would. It's a reluctant move, we'd hoped to be here a lot longer, but a family matter is taking us from the Dales. Our whole family gather here; children and grandchildren, there's space for us all to spread out but come together in the big living areas.









Location

Approaching from the M6, round the bend and the valley stretches out in front of you and the glorious Howgill Fells rise to greet you. The view is breathtaking. The Dales market town of Sedbergh is only five miles from the motorway junction but it feels a world away.

Surrounded and sheltered by the fells, picturesque Sedbergh has a good provision of local shops and services centered around an attractive Main Street which is home to an array of independent retailers for everyday needs. As an official book town, there is a selection of book shops to browse and a town library. For healthcare there is a medical centre, dentist and vets' surgeries. Sedbergh has a weekly Wednesday market held in the car park on Joss Lane, and during the summer months, Main Street plays host to an artisan market.

The town has an active calendar of community events including a spring show, gala, music and book festivals. The renowned and independent Sedbergh School has extensive amenities which are available for local residents to use including the swimming pool, various courts, floodlit astro-turf pitch and a sports centre. There are also concerts in the state-of-the-art music hall, Thornely Studio.

“ *It's a great location for getting straight out onto the fells but also walking into town for the shops. We rarely need to use our car for local shopping as the shops are a couple of minutes one way and the fells just up the road. Most of all the road is very quiet and 'cat friendly'.* ”



STEP INSIDE

The primary rooms are south facing, naturally light filled and have attractive views over the garden and beyond to the distant fells.

Craiglands feels very well connected to the garden in a variety of ways. The wide oak door opens into the spacious hallway, great for welcoming guests. Through a combination of glazed doors, the hall has a sight line through to the garden. There are two main reception rooms, the dual aspect sitting room has a picture window and Clearview multifuel stove in a stone surround. The formal dining room is atmospheric with a living flame gas fire and an illuminated cupboard. South facing, two sets of French windows open onto the terrace or into the conservatory.

The big L shaped kitchen will appeal to anyone seeking a great sociable space, perfect for family life and ideal if you like to entertain. French windows open to the conservatory and continue the layout's convivial flow. The dark grey slate floor complements the soft grey of the kitchen cabinets which are topped with either Silestone or oak worktops. There's a third fireplace, this time housing a Gazco gas stove offering the aesthetics of a real fire, but a lot less work! To the side, an alcove cupboard offers space for both storage and display.

Connecting the kitchen and the dining room is the impressive conservatory where two sets of French windows open to the terrace. South facing, it's a room for all seasons with impressive garden views and a delightful space for enjoying downtime.

The rear hall provides a useful entrance for wet weather, dogs, or prams. It connects the parking area, garden, main house and potential annex.

The slated floor continues from the kitchen into the hall and laundry room which has soft grey painted wooden cabinets, oak worktop and a Belfast sink. There's a shelved pantry and storeroom (with plumbing if converted back to a kitchen for an annex). The fifth bedroom has use of a shower room.

The family room is a wonderful room, spacious and light filled. There are sliding doors out to the garden. It's an informal and deeply versatile room for screen time, board games, hobbies or music. It would also make an excellent home office as it could be accessed independently without going through the house. Completing the ground floor tour is the integral double garage with an electric door, power, light, water and a set of stairs up to the first floor. It's boarded, of limited head height and offers readily accessible storage.

And so, to bed. Back to the hall and with gentle risers and an oak balustrade, the wide staircase rises to the first floor; light floods in from the north through a tall window.

The principal bedroom is wonderfully bright, the view over the garden has glimpses of the town beyond the trees with a wintertime aspect of the fells. There's a wall of wardrobes and an ensuite which enjoys the same light and view having bath with shower over, a wash basin, WC and bidet.

The second double bedroom has an ensuite shower room (with shower, wash basin and WC). The third double and fourth single bedrooms share the family bathroom (having shower over the bath, wash basin and WC).

“ *The conservatory is lovely and warm in winter. We have our breakfast table in there and have chosen to use the space off the kitchen as a snug but it's all very flexible depending on how you choose to use the space.* ”

Every room has a view; those on the front elevation looking over the garden are particularly special and from the first floor, over the garden to the fells, are amazing.

















Step outside

Arriving at the house off Joss Lane there's good private parking on the tarmac drive. The gardens are all to the south and are completely enclosed so safe for children and dogs.

The main garden is situated to the south of the house and is gloriously private. It's not overlooked and is a pocket of tranquility, hard to believe it's just a short walk down to the busy Main Street. The top of the garden is landscaped with a succession of sandstone flagged seating terraces punctuated by low stone walls. There are well-tended and stocked herbaceous beds planted with a multitude of flowering shrubs, roses and acers, connected by both a gentle ramp (designed for wheelbarrow access) and a semi-circular flight of stone steps with low level inset lighting. The top terrace basks in the last of the sun on a summer's evening. Every season brings something new to the garden. It's an ever-changing seasonal palette of colours. Spring brings a succession of bulbs; snowdrops, hellebores, daffodils, bluebells, crocuses and tulips; summer is lush, leafy and green. The autumnal colours are extra special and when the leaves are off the trees in winter the fell views are revealed.

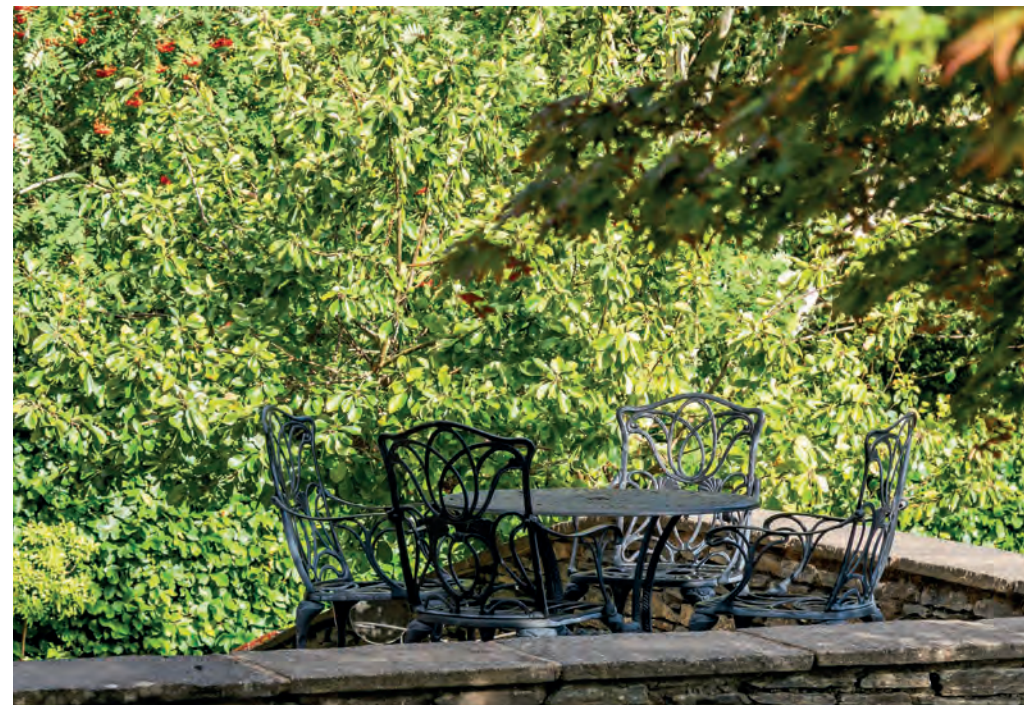
There's a tree swing set under the Scotch pine tree and the large level lawn is perfect for children's play, camping parties, even a marquee for special occasions.

For those keen to grow their own the kitchen garden houses a Hartley Botanic greenhouse with power. Slate chippings surround railway sleeper edged raised beds where rhubarb, rosemary and mint are all well established. At the far end of the garden, tucked away out of sight are two sheds of which one has a power supply.

The view from the bottom of the garden back up to the house is particularly lovely with the terraced gardens in the foreground and the house framed by a pair of acer trees with Winder fell rising grandly behind.

Externally there are lights, power points, water and a flagpole. The gardens extend to c. 0.56 acre.

“ We have really valued the time we have spent in the garden. We enjoy the gardening, but also just sitting and appreciating it all. The birdsong is restful and we have lots of visiting wildlife. Most of all it is a very quiet area and the garden aspect means we have sun in the garden all day.



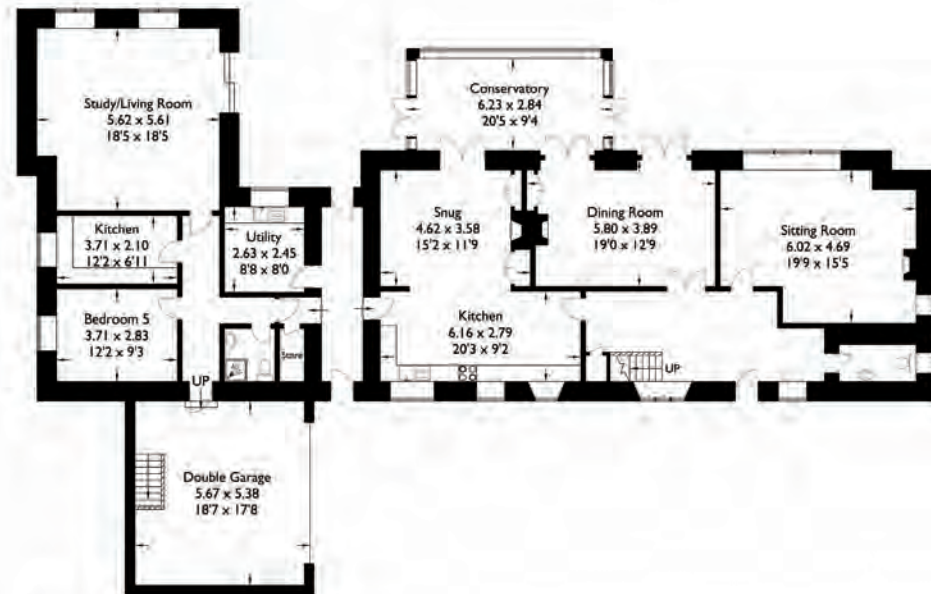


Craiglands

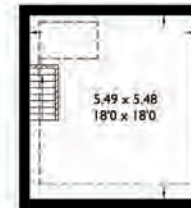
Approximate Gross Internal Area : 337.73 sq m / 3635.29 sq ft

Garage : 29.48 sq m / 317.32 sq ft

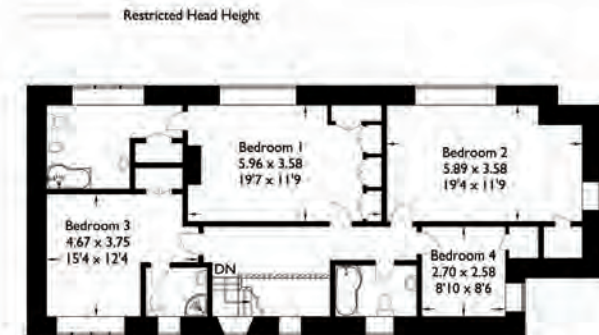
Total : 367.21 sq m / 3952.61 sq ft



Ground Floor

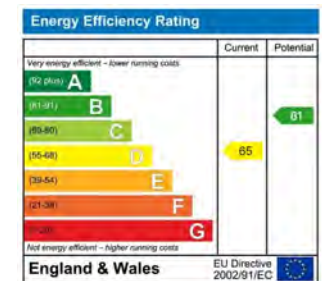


Over Garage



First Floor

For illustrative purposes only. Not to scale.
Whilst every attempt was made to ensure the accuracy of the floor plan,
all measurements are approximate and no
responsibility is taken for any error.



FURTHER INFORMATION

On the road

Dent	5.8 miles
Kendal	11.3 miles
Kirkby Lonsdale	11.7 miles
Bowness on Windermere	19.9 miles
Harrogate	63.6 miles
Leeds	67.9 miles
Manchester	81 mile

Transport links

M6 J37	5 miles
Oxenholme station	10.1 miles
Dent Station	13.2 miles
Leeds Bradford airport	60.9 miles
Manchester airport	87 miles
Liverpool airport	93 miles

The above journey distances are for approximate guidance only and have been sourced from the fastest route on the AA website from the property postcode.

Mobile and broadband services

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

Rail Journeys

The nearest station is at Dent on the Settle and Carlisle Line, which runs between Carlisle and Leeds via Settle. The closest station on the main West Coast line is at Oxenholme (Lake District)



Based on approximate direct train journey times from Oxenholme train station on the main West Coast line. Train service durations vary, please check nationalrail.co.uk for further details.

Schools

Primary

Sedbergh Primary School
Sedbergh Preparatory School (Independent school), Casterton

Secondary

Settlebeck School, Sedbergh
Sedbergh School (Independent school)
Queen Elizabeth School and QEstudio, Kirkby Lonsdale
Lancaster Royal Grammar School and Lancaster Girls' Grammar School

Further Education

Kendal College
University of Cumbria (Lancaster and Ambleside campuses)
Lancaster University

Directions

what3words: ///laces.trifle.facing

Use Sat Nav **LA10 5AS** with reference to the directions below:

Exit J37 of the M6 and take the A684 towards Sedbergh. Entering the town, as the A684 bears round to the right, drive straight on, onto Main Street (a one-way street). Take the first left onto Joss Lane and continue as the road climbs and then bears round to the right. Shortly after the turning to Whinfield on your left, you'll find Craiglands on the right.

Places to visit

Farfield Mill, Sedbergh
White Scar Cave, Ingleton – the longest show cave in England
Sizergh Castle and Gardens (National Trust)
Ribblehead Viaduct and the Settle to Carlisle Railway

Sport and recreation

Various sports and recreational facilities offered by Sedbergh School
A popular area for cyclists there is a wide variety of recognised routes for both road and mountain riders in the area
Running and hill walking in the Howgills or in the Lake District
Wild swimming in the rivers, tarns and lakes
Kayaking - the rivers Lune, Rawthey and Clough are renowned for their excellent and challenging whitewater
Sailing or windsurfing available through Killington Sailing Association
Golf courses at Sedbergh, Kirkby Lonsdale, Casterton and two in Kendal

Places to eat

The Black Bull Inn and The Dalesman Country Inn, both in Sedbergh
The Sun Inn, Royal Hotel, Royal Barn and Avanti all in Kirkby

Lonsdale
The Highwayman, Burrow
The Plough, Lupton

Great walks nearby

In the heart of the Yorkshire Dales straight from the door, walk to the end of Joss Lane and then onto the fell where there is open access to stride out onto the Howgill Fells. Alternatively, ramble along to the historic Dales village of Dent with its quaint cobbled streets for a spot of lunch or head over towards the Frostron and Middleton Fells.
Looking for a challenge? Try Yorkshire's Three Peaks; Ingleborough, Wharfedale and Pen-y-ghent.
For those who prefer something a little less strenuous, there are miles of beautiful riverside walks, as four rivers converge in Sedbergh. Also worth exploring is the Ingleton Waterfalls Trail, a well-known circular route of five highly scenic miles beginning and ending in Ingleton.

Services

Mains electricity, gas, water and drainage. Gas fired central heating from two boilers, one serves the main house, the other the annex (a Worcester and a Valliant). Underfloor heating from the boiler in the conservatory. Heated towel rails in the house bathroom and two en-suites.

Guide price £995,000

Westmorland and Furness Council –
Council Tax band G

Tenure
Freehold

Included in the sale

Light fittings, carpets, curtains, curtain poles, blinds and integral kitchen appliances as follows: Bosch double oven and grill, gas hob and dishwasher, Westinghouse fan and a microwave. The Samsung fridge freezer is available. The LG tumble dryer & washing machine are excluded.

Please note

There is a strip of land owned by Craiglands (beyond the garden) which provides a pedestrian short cut from the bottom of the garden into town. Three neighbouring properties can use this for access on foot into their gardens, although all also have access to their own gardens around the side of their own properties.
A covenant restricts the addition of a permanent building on the lower third of the garden.



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We value the little things that make a home

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