



HACKNEY
& LEIGH

Sedbergh

£270,000

5 Mountain View, Sedbergh, LA10 5SE

Nestled in the Yorkshire Dales National Park, the historic market town of Sedbergh is one of Cumbria's most sought-after places to call home. Renowned as England's official Book Town, Sedbergh effortlessly blends rich heritage with a vibrant community spirit, offering an exceptional lifestyle surrounded by some of the country's most spectacular scenery. Rolling fells, picturesque countryside walks and cycling routes begin almost from your doorstep, whilst the town itself boasts an excellent selection of independent cafés, traditional pubs, restaurants and everyday amenities. The internationally renowned Sedbergh School further enhances the area's appeal, making it a highly desirable location for families and professionals alike. Whether you're seeking a peaceful retreat, an active outdoor lifestyle or a charming place to raise a family, Sedbergh offers the very best of all worlds.

Quick Overview

End-Terrace stone built house
Two bedrooms with loft conversion
Open plan kitchen dining living room
Separate utility area
Spectacular views
Ready for a new owner to personalise
Ideal for a first time buyer or downsizer
Contemporary shower room
On street parking
Superfast broadband available



2



1



2



TBC



Superfast
Broadband
Available



On Street Parking

Property Reference: KL3739



Utility Room



Cloakroom



Dining Kitchen



Dining Kitchen

Occupying an enviable position opposite Sedbergh School Chapel, 5 Mountain View is a charming stone-built end-terrace cottage enjoying breathtaking views across the surrounding countryside and fells. Offered to the market with no onward chain, the property presents an exciting opportunity for a purchaser to create a wonderful home in one of the area's most idyllic settings.

A small enclosed courtyard provides a welcoming approach to the property. Upon entering, a practical utility area is situated to the right, complete with fitted worktops, plumbing for a washing machine, a useful WC and a separate enclosed space, historically used as a dog kennel, offering excellent storage or potential for a variety of uses.

To the left of the entrance lies the heart of the home - a spacious open-plan kitchen, dining and living area designed with everyday living in mind. The well-appointed kitchen is fitted with a range of wall and base units incorporating an inset sink with drainer, four-ring gas hob with extractor hood above, integrated oven and grill, and complementary part-tiled splashbacks. There is ample space for a family dining table, creating the ideal setting for everything from relaxed breakfasts to entertaining friends and family.

The dining area flows effortlessly into the comfortable living room, where an electric fireplace creates an attractive focal point. A rear-facing window perfectly frames the stunning outlook across the beautifully maintained garden, open countryside and distant fells, providing a daily reminder of the exceptional lifestyle this location affords.

The first floor offers well-balanced accommodation comprising a generous principal bedroom complete with fitted wardrobes, built-in bedside wall lights and a fitted vanity desk positioned beneath the rear window, making the most of the spectacular far-reaching views. A second bedroom is currently arranged as a comfortable single room, whilst the contemporary shower room has been recently refurbished to an excellent standard and features a large walk-in shower with rainfall shower head, heated towel rail, WC, pedestal wash hand basin and a useful built-in linen cupboard.

Positioned on the gable end of the property is an additional versatile room, previously utilised as a workshop. Originally built to house a bathroom, a later owner converted this space into a workshop, as detailed within the property's deeds. Today, it offers excellent flexibility as a hobby room, home office or studio.

A thoughtfully converted loft room is accessed via a fitted staircase, creating an impressive additional living space illuminated by a Velux roof window. Whilst Building Regulations prevent this room from being classed as a formal bedroom, it offers an excellent retreat, hobby room or occasional guest space.

Externally, the property continues to impress. The delightful rear garden begins with a paved patio seating area before leading onto a generous lawn bordered by traditional stone walls, mature planting and colourful shrubs. Surrounded by open fields and uninterrupted countryside, the garden provides an idyllic setting to relax, entertain and enjoy the peaceful surroundings.

With on-street parking, no onward chain and enormous potential for a new owner to personalise and make their own, 5 Mountain View



Living Room



Bedroom One



Living Room



Bedroom One



Bedroom Two



Attic Room

represents a rare opportunity to acquire a characterful home in one of Cumbria's most desirable market towns, where exceptional scenery and an enviable lifestyle come together.

Accommodation with approximate dimensions

Entrance Porch

Utility Room: 8' 2" x 6' 6" (2.50m x 2.00m)

Cloakroom:

Kitchen: 11' 2" x 14' 9" (3.42m x 4.50m)

Living Room: 13' 6" x 10' 8" (4.12m x 3.26m)

First Floor

Bedroom One: 12' 1" x 10' 7" (3.69m x 3.23m)

Bedroom Two: 10' 1" x 5' 10" (3.08m x 1.79m)

Workshop Room: 10' 0" x 5' 1" (3.05m x 1.56m)

Second Floor

Attic Room: 18' 7" x 13' 4" (5.67m x 4.08m)

Shower Room

Property Information

Parking: On Road Parking

Tenure: Freehold

Services: Mains gas, mains electricity, mains water and mains drainage

Council Tax: Westmorland and Furness Council Tax Band: C

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.



Shower Room



Rear Porch



Rear Garden



Rear External



Rear Garden

What3Words & Directions [///silently.perkily.incorrect](https://www.what3words.com/)

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Meet the Team

Richard Harkness M.R.I.C.S

Sales Manager

Tel: 015242 72111

Mobile: 07971 911357

richardharkness@hackney-leigh.co.uk



Claire Tooke

Sales Team

Tel: 015242 72111

kirkbysales@hackney-leigh.co.uk



Matilda Stuttard

Sales Team

Tel: 015242 72111

kirkbysales@hackney-leigh.co.uk



Naomi Price

Viewing Team

Tel: 015242 72111

kirkbysales@hackney-leigh.co.uk



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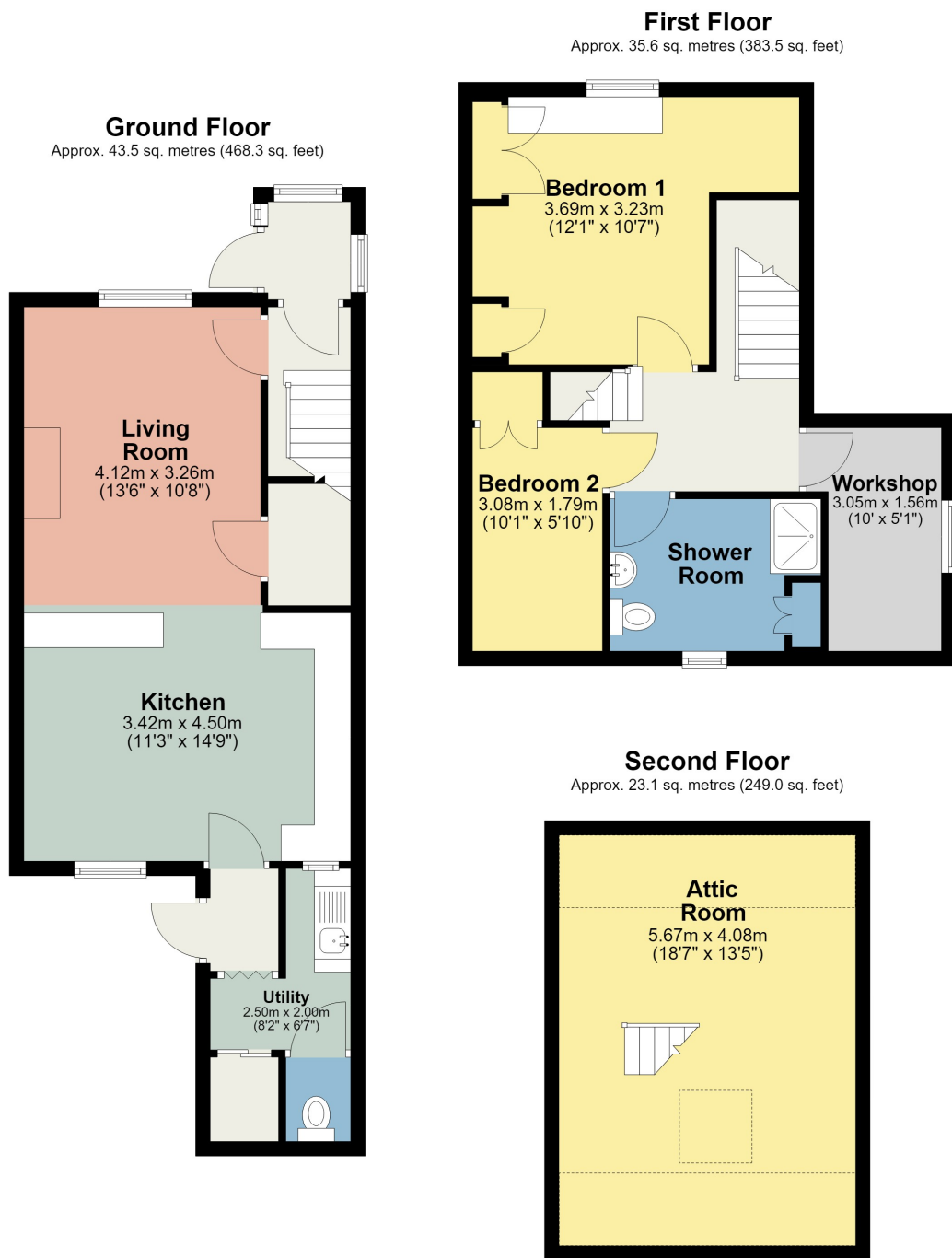


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Hackney & Leigh Ltd 3 Market Square, Kirkby Lonsdale, Lancashire, LA6 2AN | Email: kirkbysales@hackney-



Total area: approx. 102.3 sq. metres (1100.7 sq. feet)

This plan is for layout guidance only and is not drawn to scale unless stated. Windows and door openings are approximate. Whilst every care is taken in preparation of this plan, please check all dimensions, shapes and compass bearings before making any decision reliant upon them. REF:
Plan produced using PlanUp.

5 Mountain View, Sedbergh

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