



1 Settlebeck Cottages, Sedbergh

**Cobble Country**



# 1 Settlebeck Cottages, Sedbergh, Cumbria, LA10 5JJ

**A Spacious Grade II Listed Cottage situated on the outskirts of the Town of Sedbergh. This property would be ideal as a permanent residence or would be a suitable long-term let/holiday home within the Dales.**

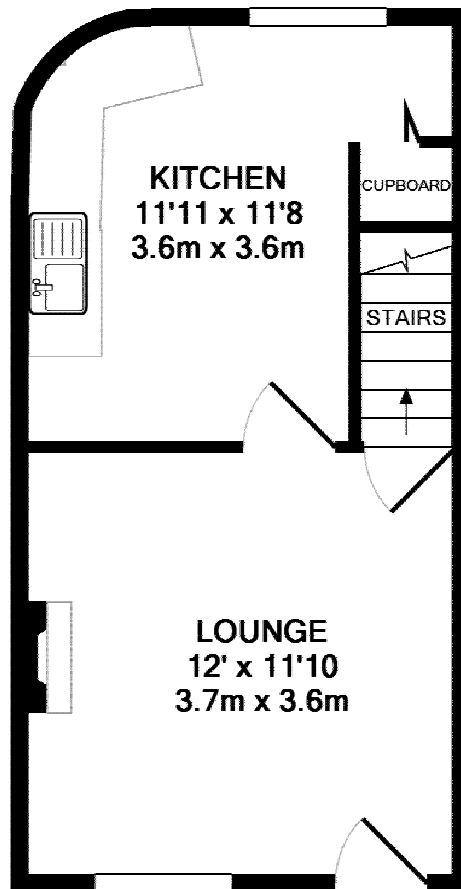
**Guide Price of £239,000**

Sedbergh is a bustling community with a range of shops to cater for most needs. Facilities include excellent primary and secondary schooling, Sedbergh co-educational public school, a health centre, dentist surgery, library, information centre, three banks, gymnasium, post office, churches, pubs and coffee shops. There are a number of professional trade people operating locally providing all plumbing, building, electrical and maintenance services. Regular bus services to Kendal and the main West Coast line station at Oxenholme.

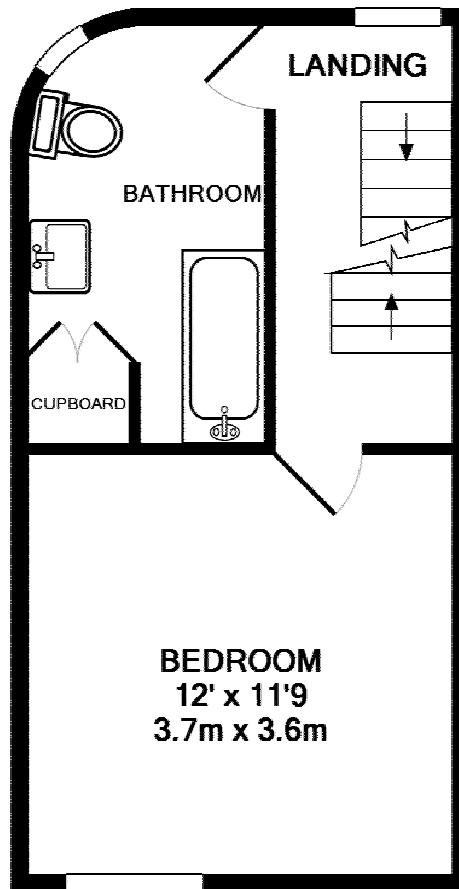
The character of this end terrace is immediately apparent upon entering the lounge and kitchen through the front door. The property has a spacious feel throughout, with a double bedroom and bathroom to the first floor then a further two bedrooms to the second.

Attractive original windows, cottage style wooden doors and feature beams all add to this properties appeal.  
Traditional stone fronted with a streamside setting.  
No forward chain.

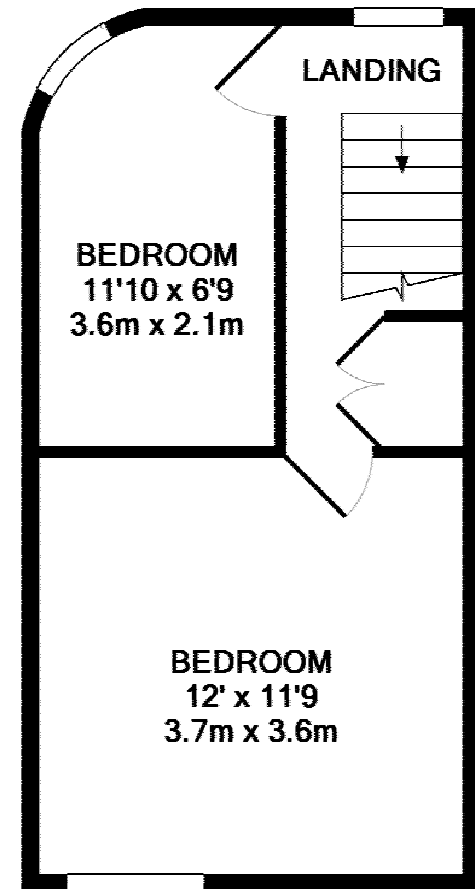




GROUND FLOOR  
APPROX. FLOOR  
AREA 25.9 SQ.M.  
(279 SQ.FT.)



1ST FLOOR  
APPROX. FLOOR  
AREA 25.9 SQ.M.  
(279 SQ.FT.)



2ND FLOOR  
APPROX. FLOOR  
AREA 25.9 SQ.M.  
(279 SQ.FT.)

TOTAL APPROX. FLOOR AREA 77.8 SQ.M. (837 SQ.FT.)

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given

## SERVICES

Mains gas, electric water and drainage

## TENURE

We are advised by the vendor that the property is Freehold.

## COUNCIL TAX BAND

We are advised that the property is currently in Band C .

## DIRECTIONS

From the office of Cobble Country Property head out of Town, following signs for Garsdale/Hawes. Passing the Fire and Police station on the left, take the first right (sign-posted as above). Just after you have turned right the cottage is the first on the left hand side.

## VIEWINGS

Viewings are strictly by arrangement with the sole agent.

Cobble Country Property

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## FREE VALUATION

In order to assist you in the possible purchase or rental of this property, we can offer, without obligation and free of charge, experienced and professional help on the valuation and / or opportunities for your own home. We can advise you on options that may be suitable for the current market as well as in its present use. As you are aware, your home is at risk if you do not keep up the repayments on a mortgage or any other loan secured on it.

## DISCLAIMER

**The use of photographs for this publication are for your information only, it should not to be assumed that any fixtures fittings or contents seen within the photographs are included in the sale.**

All information included within the details have been given by the vendor and it is also not to be assumed that there is proof of this information or documents to support it and that enquiries should be independently made. None of the statements or measurements contained in these particulars are to be relied on as statements of or representations of fact. None of the services, appliances or equipment mentioned has been checked by Cobble Country Property to ascertain if they are in working order. Buyers must arrange for their own reports and surveys. Where extensions or alterations have been carried out Buyers must check that Planning Consents and Building Regulations have been obtained and complied with. Properties are offered for sale subject to contract. No responsibility can be accepted for loss or expense incurred in viewing or in the event of any property being sold, let or withdrawn. All negotiations must be conducted through the agency of Cobble Country Property.

