

1 of 6 for **Bridge House**

For Sale

COBBLE COUNTRY
Property

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59 Main Street, Sedbergh, Cumbria, LA10 5AB

Tel: +44 (0)15396 21000 Fax: +44 (0)15396 21710

www.cobblecountry.co.uk admin@cobblecountry.co.uk

5 Bedroomed Barn Conversion £449,000



Bridge House, Brigflatts Sedbergh Cumbria LA10 5HN

Just outside the Yorkshire Dales market town of Sedbergh, lies the historic hamlet of Brigflatts centred around the renowned 17thc Quaker meeting house. The Quaker movement is a quiet and peaceful organisation and this setting is an ideal place for the dozen homes that make up this special hamlet. Bridge House was itself a barn conversion of the early 1990's and benefits from an inspirational internal use of the natural stonework and slated roof building. Splendid entrance through fully glazed vestibule into a large main reception room with featured centre support beams. Lots of Oak beams throughout. Stone flagged floor in kitchen with gas Aga. Sunroom adapted from Garage. The versatile layout could be adapted from its 2 bedrooms on ground floor (with washbasins en-suite) and 3 bedrooms on first floor (1 full en-suite) to accommodate a first floor lounge of good proportions.

This property is a rare chance to find peaceful surroundings so near Town.

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View of neighbouring land and lane walls down to Bridge House passing Brigflatts Meeting House (white building)

Bridge House entered by Glazed Hall

3.48m x 2.44m (11ft5in x 8ft0in)

East

Fully glazed inner and outer screens with inset doors. Stone floors. Exposed stone walls. Power points. Radiator. This hall provides an excellent entrance to this imaginatively converted barn. Stepping through the foyer to the entrance to

Lounge

5.59m x 5.41m (18ft4in x 17ft9in)

Very spacious main lounge with exposed beams and centre posts. Window to front. Two radiators. Understairs cupboard with 18th Century doors. TV point. Power points. Coir carpeting. Uppermost glazed door through to inner hall serving ground floor bedrooms, wc and bathroom area area. Stairs up to first floor landing .

Dining area adjacent to



Kitchen / Breakfast Room 4.67m x 3.05m (15ft4in x 10ft0in)

Natural flagstone floor with upper glazed stable door and window to rear garden. Fitted with an attractive solid wood range of kitchen units providing copious amounts of storage and worksurface space around an inset gas fired double oven AGA and also benefitting from integral refrigerator, dishwasher and sink unit. Extractor fan. Exposed beams. Telephone point. TV point. To the rear of the kitchen is the



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Utility Room 3.05m x 1.42m
(10ft0in x 4ft8in)

Window to the side of house. Plumbing for washing machine. Tumble drier. Stainless steel single drainer sink. Electric cooker point. Loft access.

Inner Hall

Accessed from the main lounge, this inner hall encloses what is presently the 2 ground floor letting bedrooms and a bathroom with separate WC. The hallway itself has bookshelves, wall lights, thermostat and a radiator.

Bedroom 1 Groundfloor

4.09m x 2.62m (13ft5in x 8ft7in)

Window to side and french windows to front. Radiator. Fitted wardrobe with vanity unit wash hand basin to the side. Courtesy light with shaver point. Brass towel rail. Wall recess with beam lintol and wall light.



Bedroom 2 Ground Floor.

3.99m x 2.57m (13ft1in x 8ft5in)

Window to side. Fitted wardrobe with vanity unit wash hand basin to side. Courtesy light with shaver point. Radiator. Wall lights.

Bathroom

Pine panelled bath with Mira Excel shower and folding screen. Pedestal wash hand basin. Brass towel rail. Radiator. Extractor fan. Courtesy light. Window to front.

Separate WC

Wash hand basin. Close coupled WC. Borrowed light. Extractor fan.

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Snug Lounge 3.48m x 2.44m (11ft5in x 8ft0in)

The former garage has been converted into an excellent snug lounge next to the kitchen. The rearmost part of the property is shelved out to accommodate some space for storage. The views out to the rear garden enjoy a sunny aspect in the afternoons. The two side windows to South ensure the full brightness of the room. There is a full width loft area above this room.

View from rear garden to Snug lounge opening



Landing Loft access. Borrowed light. Airing cupboard housing pressurised domestic hot water tank. radiator. Candelabrum type centre light.



Bedroom 1 (1st Floor) 5.28m x 4.65m (17ft4in x 15ft3in)

This was designed as an upstairs lounge and so has a gas coal effect fire against the northerly wall. However, it also provides an excellent large bedroom and the built in 'study cupboard' with folding doors and built in desk can easily be used as a wardrobe. 2 radiators. TV Point. Window to front and velux window to rear. 3 wall lights. Telephone point.

Master Bedroom

3.94m x 3.61m (12ft11in x 11ft10in)

Window to front. Double wardrobe. 2 wall lights. Double radiator. Telephone point.

TV point.

Spacious walk in wardrobe with light.

Having the benefit of :



En-Suite Bathroom

Pine panelled bath, close coupled wc and pedestal wash hand basin. Courtesy light. Tiled splashbacks. Radiator. Rear facing velux window. Extractor fan.

Bedroom 2 (First Floor)

3.91m x 2.59m (12ft10in x 8ft6in)

Window to front. Radiator. 2 wall lights. Built in wardrobe.

Shower Room

Mira shower cubicle with fixed glass screen and curtain. Pedestal wash hand basin. Close coupled wc. Courtesy light with shaver point. Radiator. Rear facing velux window. Extractor fan.

Grounds

Gravelled landscaping to the front with shrubbery and climbing plants including a wisteria. Ample visitor parking. An old fashioned street light to the corner of the property offers some gentle but assistive lighting to the front.

To the rear is the enclosed garden which has mostly been laid to gravel with inset shrubs and with interesting wooden circular inlaid features for the path from the 5 bar gate to the entrance to the house. Although the garage has been converted into the snug lounge, it could so easily be opened up again to its former use. Herbaceous border to one side. Large and deep pond which is presently home to some magnificent Koi carp. (These will not form part of the sale unless by separate negotiation.)

B&B Business

Although the house has been used by the current and former owners as a Bed & Breakfast facility as well as their home, the house does lend itself to being a superbly spacious and quality family home set in a very tranquil environment.

Services

Mains electric, water, gas and drainage.
Telephone by arrangement with British Telecom. Gas fired central heating. Stone work external walls with 2" cavity and thermalite inner blockwork. Polystyrene underfloor insulation. Double glazing.

Authorities

South Lakeland District Council and Yorkshire Dales National Park.

Council Tax

Band F £1864.19 for 2005 -06

Viewing

By arrangement with Cobble Country Property only.
Tel : 015396 21000 Fax : 015396 21710.
E-mail : admin@cobblecountry.co.uk

Directions

Take the road from Sedbergh towards Kirkby Lonsdale for half a mile and turn left into Brigflatts lane as you descend a small hill. Travel for 400 yards along into the Brigflatts yard where you see Bridge House on the right hand side.

Important

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.

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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.

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We can offer, without obligation and free of charge, experienced and professional advice and help on mortgage finance. We will try, on your behalf, to obtain the best deal available to you. Written quotations available on request.

NOTE

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.