

59
Main Street
Sedbergh,
LA10 5AB

Cobble Country

Dales & Lakes.

Town & Country Property Agents. Est. 1992

123
Highgate
Kendal,
LA9 4EN

FOR SALE

Well located Victorian Residence
Guide Price £545,000



61 Bainbridge Road, Sedbergh, Cumbria, LA10 5AU

A unique opportunity to purchase a Victorian residence of size and quality. Situated in an excellent location with good access to the towns amenities. The property benefits from a wealth of original period features including a beautiful staircase, and lovely views. Offering six double bedrooms, two reception rooms, study, dining kitchen, two ground floor recreation spaces, two bathrooms, separate WC, a private drive with a double garage, ample parking, log store, WC, Storage room and private walled garden.

Telephone: 015396 21000

www.cobblecountry.co.uk

Facsimile: 015396 21710

Ground Floor

ENTRANCE HALL

3' 4" x 16' 10" (1.04m x 5.14m)

Access via a large period part glazed front door, ceiling light, radiator, coving to ceiling, dado rail, doors to:

CLOAKROOM WC

4' 3" x 4' 10" (1.32m x 1.48m)

White cloakroom suite, radiator, ceiling light, extractor.

KITCHEN

13' 1" x 17' 1" (4.01m x 5.21m)

A large, light filled room with a good range of base and wall units in a simple shaker style, to include, beech tops, co-ordinating small tiles to splash back, 4 ring gas hob, extractor, electric 2 oven 'Diplomat Select 920', 1½ stainless steel sink, dishwasher, and drainer, radiator, stripped pine floor, original bell panel. A large larder styled cupboard houses a larder fridge and combination boiler, which heats all radiators and the hot water on demand. A central island unit provides extra storage and also incorporates a breakfast table with seating for four. This room gives access to a staircase leading to the lower ground floor to include the two recreation rooms and rear door to the driveway, garden and outside storage rooms.



LOUNGE

13' 0" x 16' 11" (3.97m x 5.18m)

A spacious well decorated room with an original rectangular bay window to the side, with views towards the fells, window to rear, feature open fire with pine surround, black marble inset and hearth, open grate, original skirting, picture rail and decorative Victorian coving to ceiling. Four panel original pine door to hall, cream carpet, sunken ceiling light over bay, two wall lights, radiator, phone point.



DINING ROOM

12' 4" x 16' 7" (3.77m x 5.08m)

A well proportioned room providing space for a dining table and an occasional sofa. An original marble fireplace surround, inset and hearth, open grate. Rectangular bay to side with views, ornate coving, picture rail, window to front, central chandelier, carpet.



STUDY

7' 8" x 12' 11" (2.35m x 3.96m)

Accessed from the kitchen, this is a light room with two windows to the front, one formerly being a door that was blocked off, however this could be re instated if required. Comprising, two triple spots, corner gas fire, with open flue, original stripped pine floor, radiator.

LOWER GROUND FLOOR

RECREATION ROOM 1

12' 9" x 12' 5" (3.913m x 3.794m)

Situated to the lower ground floor with access directly into the rear driveway, garage, outbuildings and garden. Currently used as a recreational space and utility room. Strip light, laminate wood effect floor, window to rear, door to rear, under stairs cupboard, plumbed for washing machine, door to:



Recreation 1



Study



Recreation 2

RECREATION ROOM 2

11' 7" x 10' 7" (3.537m x 3.231m)

Currently used as snug and exercise room, incorporating seating, flexible 'bunk' bed area over feature stone ledge, and TV point. Four spot ceiling light, alcove, window to recreation room 1.

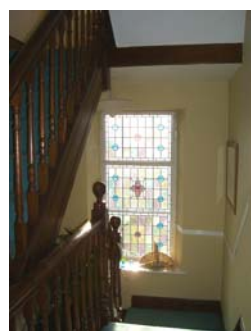
UPPER HALL

11' 6" x 6' 1" (3.51m x 1.86m)

Turned pine post, balustrade and spindle staircase. Very attractive pastel coloured original stained glass hall window to rear, ceiling light, smoke alarm. Leading up to an upper landing with doors to:



Bedroom 1



Upper Hall



Bedroom 3

BEDROOM 1

12' 4" x 16' 11" (3.77m x 5.16m)

A large double room with feature open fire, incorporating an original black marble surround, inset and tiled hearth. Original gas lamp, large bay window to side with lovely views, window to front with view toward the fell. Ceiling light, carpet, fitted wardrobe, radiator, original skirting decorative Victorian coving and four panel original pine door, phone point.

BEDROOM 2

12' 4" x 13' 1" (3.77m x 4.00m)

Double room comprising: Ceiling light, radiator, corner fitted desk, decorative coving, window to front, with view of fell, original skirting and four panel original pine door.

BEDROOM 3

13' 0" x 13' 6" (3.98m x 4.140m)

Double room comprising: Window to side and rear both affording lovely views. Decorative coving, skirting, four panel original door, radiator.

BATHROOM 1

12' 11" x 6' 5" (3.94m x 1.98m)

Original three piece white suite with double shower tray, glass sliding doors, chrome electric power shower over, full tiles with decorative border, heated towel rail, large mirror, chrome accessories, spot lights, original pine door.

WC

2' 10" x 6' 5" (0.87m x 1.97m)

2ND FLOOR HALL



BEDROOM 4

12' 9" x 12' 5" (3.9m x 3.8m)

Character double room comprising: Radiator, skirting, window with fabulous views, feature, ceiling beam, ceiling light, TV point.

BEDROOM 5

12' 1" x 14' 2" (3.7m x 4.32m)

Character double room comprising: Window to front and side with views, feature ceiling beam, radiator, original skirting and door.

BEDROOM 6

15' 2" x 12' 5" (4.64m x 3.80m)

Character double room comprising: Feature ceiling beam, 'Velux' window, radiator, original skirting and door.

BATHROOM 2

12' 11" x 9' 11" (3.94m x 3.04m)

A large room with scope for development into two bathrooms. Including white 3 piece suite, electric power shower over, linen cupboard, feature ceiling beam and 'Velux' window.

EXTERNALLY

A large property of attractive proportions. Accessed from the front via a wrought iron gate and from the rear via a double gate leading into the rear yard. There is ample parking for 2+ cars, a garden with stone walled surround, double garage with power and lights, original WC with distinctive Victorian pan. Log store, workshop (12' 0" x 11' 4" (3.660m x 3.459m).



Directions: Driving into Sedbergh on the A684, from Kendal drive through the Sedbergh Highstreet and take the first left after the church, there is a National Park car park to your right, take the first left after the car park and follow the road round to the right. The property is situated almost directly in front of you, the garage is accessed from a double gate, if you follow the road round the front door is the first on your left through a wrought iron gate.

Services: Mains electric and water and gas

Viewing: Strictly by arrangement, with Cobble Country Property only.

Tel : 015396 21000 Fax : 015396 21710.

E-mail : cobblesedbergh@yahoo.co.uk

Council Tax: South Lakeland District Council. Tax Band E: £1655.59 Tax year 06/07

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.

MORTGAGE

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.

MAKING AN OFFER

The Money Laundering Regulation 2003 came into effect on 1st March 2004. Cobble Country Property, as agents for the sale of the property, are required to formally check the identification of the purchaser of the property. In addition, the purchaser is required to provide information regarding the source of funding for the transaction.

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.

