



White Hall, Killington, Sedbergh. LA10 5EH

**Cobble Country**

# White Hall, Killington, Sedbergh, Cumbria LA10 5EH

**A superb extended farmhouse dating back to the Early 18<sup>th</sup> Century, with panoramic views towards the Howgill Fells and the Yorkshire Dales National Park. A flexible home with great bed and breakfast letting potential, in an ideal location, situated 10 minutes from the Cumbrian book town of Sedbergh and in the alternate direction Junction 37 of the M6/Kendal. **DRAMATICALLY REDUCED TO SELL £535,000****

The property benefits from a large garage, with front and side access, parking for at least two cars, an established garden with an open aspect and fabulous views. Situated in an elevated position, this property benefits from an open aspect and good privacy.

Internally the property offers many period features 4/5 bedrooms, 3 reception rooms, (to include a large 'living kitchen' with sitting area and open fireplace, opening into a quality conservatory). A large utility room, cloakroom and WC, music room, dining hall and lounge with open fire. Large master bed with en suite bathroom, (to include a separate shower), two connected bedrooms with further en suite bathroom, fourth bedroom and family bathroom. The property extends over three floors, with the option to utilize the upper character office space into a fifth bedroom with attached sitting room/study. The property benefits from oil fired central heating, spring fed water supply and bore hole, septic tank and mains electric. Currently the property is listed as Band F @ £2024.78 per annum. We are informed that this is a Freehold property.





## 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 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.

## DIRECTIONS

From Sedbergh, 3 miles Westwrds towards the M6 on the A684 and you will find White Hall directly on the left just 200 yards past a small crossroads. The crossroads is at the black Horse (former pub), signposted left to Killington and right to Firbank Fell. From M6, East toward Sedbergh on the A684 for approx 2 miles, the property is located on the right in an elevated position, as the hill descends,

## VIEWINGS

Viewings are strictly by arrangement with the agent.

**59 Main Street, Sedbergh, Cumbria. LA10 5AB**

Tel: 015396 21000

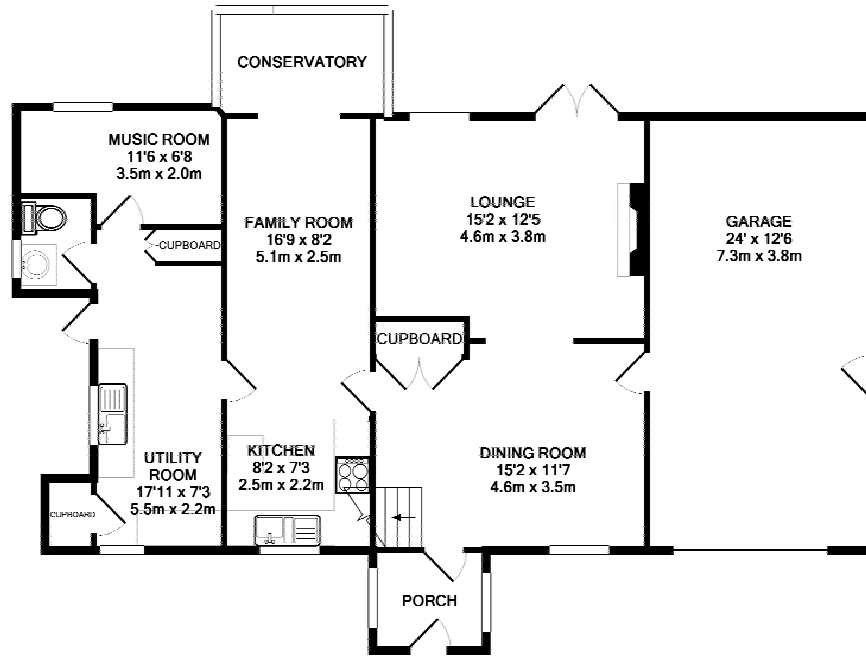
[cobblesedbergh@yahoo.co.uk](mailto:cobblesedbergh@yahoo.co.uk)

[www.cobblecountry.co.uk](http://www.cobblecountry.co.uk)

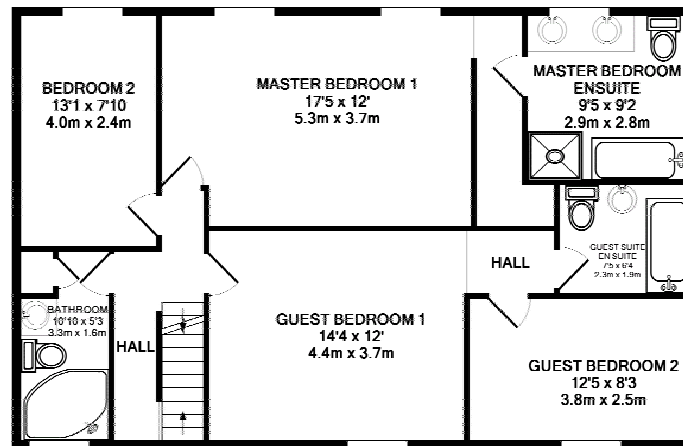


TOTAL APPROX. FLOOR AREA 250.3 SQ.M. (2694 SQ.FT.)

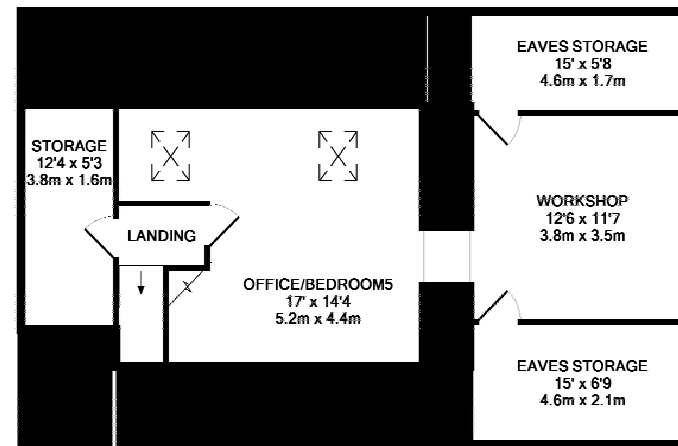
Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used 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.  
Made with Metropix ©2007



GROUND FLOOR  
APPROX. FLOOR  
AREA 109.8 SQ.M.  
(1181 SQ.FT.)



1ST FLOOR  
APPROX. FLOOR  
AREA 83.0 SQ.M.  
(894 SQ.FT.)



2ND FLOOR  
APPROX. FLOOR  
AREA 57.5 SQ.M.  
(619 SQ.FT.)