



3 Railway Cottage, Garsdale, Sedbergh, LA10 5PP

**Cobble Country**

## 3 Railway Cottage, Garsdale, Sedbergh, Cumbria, LA10 5PP

Situated in an elevated position just below Garsdale station, 3 Railway Cottage is a good example of an original railway workers cottage. The cottage has an open aspect to the front with space for parking and a walled courtyard garden affording panoramic views towards Grisedale.

**Offers Around £215,000**

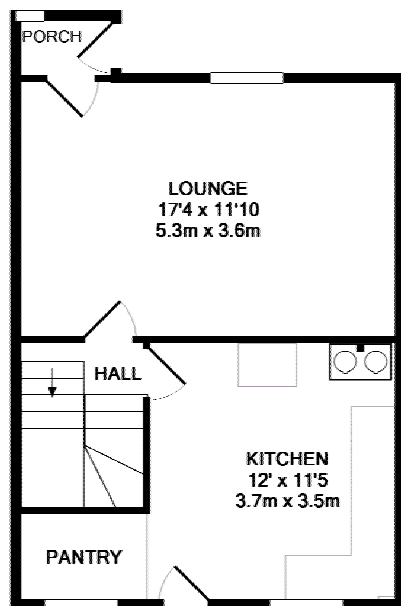
Garsdale is situated between Sedbergh, in the Southern Lakes and Hawes in Upper Wensleydale. Both towns are within the Yorkshire Dales National Park. Both towns offer full amenities to include excellent education, dental and medical services plus a range of quality shops. The cottage also has the benefit of excellent access to good walking and the 'Moorcock Inn' pub

Dating back to 1876, with characteristic 12' ceilings. The property benefits from a recently fitted quality kitchen, Rayburn and oil (coal burning effect), stove to the lounge with three bedrooms and a pantry. The shower room has also been recently re fitted. Well decorated in period colours this property offers excellent accommodation for a couple or family.

This property benefits from Mains electricity. Oil fired stove and 'Rayburn' providing heating to two radiators and gravity fed heated towel rail. There is a night storage heater to the lounge and upper landing. Private water supply, Private drainage to septic tank. Sky dish and broadband access.

We have been advised that the property is in Band B @ £1099.04per annum for 08/09 and this property is Freehold.



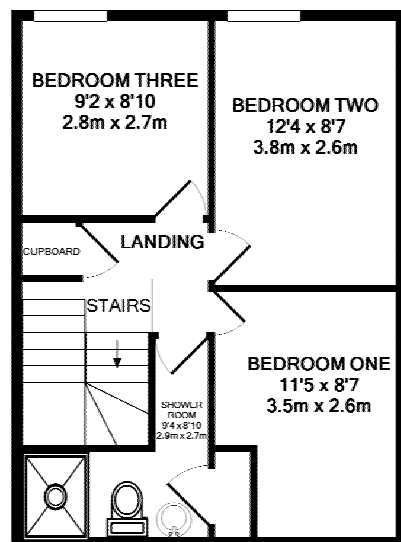


GROUND FLOOR  
APPROX. FLOOR  
AREA 39.5 SQ.M.  
(426 SQ.FT.)

TOTAL APPROX. FLOOR AREA 77.9 SQ.M. (838 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

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1ST FLOOR  
APPROX. FLOOR  
AREA 38.4 SQ.M.  
(413 SQ.FT.)

## 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

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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 the A684 towards Hawes, Garsdale station is situated exactly nine miles from Sedbergh and 7 miles from Hawes. The station can be seen from the road, take the right turn signposted for the Station and 3 Railway Cottages is situated on the left, the third house in from the end of the terrace.

## VIEWINGS

Viewings are strictly by arrangement with the agent.

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

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DO NOT PULL THE  
CHAIN WHILE THE  
TRAIN IS STANDING  
AT THE STATION

