

59  
Main Street  
Sedbergh,  
LA10 5AB

# Cobble Country

*Dales & Lakes.*

Town & Country Property Agents. Est. 1992

123  
Highgate  
Kendal,  
LA9 4EN

# FOR SALE

**Period Character Townhouse**  
**Guide price £335,000**



**The Old Joinery, Long Lane, Sedbergh Cumbria. LA10 5AH**

Character period home with lovely private garden, in an excellent location. Situated a stones throw from the main street of Sedbergh, this three storey spacious home is part renovated, however has retained some character original features, including a lovely spiral staircase.

Further development and refurbishment would create a superior family home or possible bed and breakfast business, (subject to the appropriate planning, if required).

Telephone: 015396 21000

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

Facsimile: 015396 21710



### **Ground Floor**

#### **Kitchen/Dining**

*12' 5" x 14' 6" (3.797m x 4.432m)*

Spacious kitchen/dining area with patio doors to front with lovely views to and entering onto the garden area.

Attractive fitted kitchen and original fireplace, with Stone lintel and multi fuel stove.

A character kitchen living area.

### **The Garden**

The garden is a real feature of this property, despite the fact it is only a few yards from the high street, it is quiet, secluded and very attractive.

Creative and inspired planting has created little areas for sitting and viewing, the pond and small waterfall are real features. A quiet haven for the sun lover.



### **Lounge**

*15' 2" x 13' 6" (4.638m x 4.117m)*

A character room with lovely fireplace and patio doors to the front leading out into the garden and outhouse. Window to rear, radiator to front.

With the ceiling opened into the roof space, this flexible living area is spacious and airy.



### **Bathroom**

*6' 8" x 5' 7" (2.036m x 1.708m)*

Ground floor bathroom compiling three piece suite, window to front. Radiator.

### **Under stairs cupboard:**

*4' 2" x 5' 8" (1.280m x 1.737m)*

### **Ground floor hall:**

*8' 11" x 15' 5" (2.742m x 4.718m)*

Lovely original cast iron spiral staircase leading up to the second floor. Radiator.

### **First floor Hall**

*6' 7" x 8' 10" (2.009m x 2.711m)*

### **Bedroom One**

*15' 4" x 12' 11" (4.685m x 3.956m)*

Double front bedroom, window to front. Radiator. Spacious, small pane glazed double doors out onto first floor hall.

### **Bedroom Two**

*15' 5" x 8' 1" (4.704m x 2.471m)*

Front double bedroom, window to front, radiator.

### **Second floor hall**

*9' 10" x 5' 9" (3.001m x 1.772m)*

### **Bedroom 3**

*14' 10" x 9' 10" (4.546m x 3.016m)*

Double front bedroom, window to front. Radiator. Spacious, good aspect. Nice view.

### **Bedroom 4**

*8' 4" x 15' 4" (2.555m x 4.683m)*

Double front bedroom, window to front. Radiator. Spacious, good aspect. Nice view.

### **Shower Room**

*5' 9" x 9' 10" (1.772m x 3.001m)*

## **Externally:**

Walled garden with pond, sitting area, sun house, driveway from long lane and parking for at least two cars. Separate pedestrian gated access onto Long lane to the side.

Outhouse, patio area and washing line.

### **Services**

Mains water, mains gas and electricity.

### **Council Tax**

Band D . Currently this is £1354.57 per annum for the 2006/2007 tax year.

### **Viewing**

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

### **Directions**

Approaching Sedbergh from Kendal, follow the A684 to Hawes and the property is on the right hand side just after the playing field area almost directly opposite the book store.

### **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.

### **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**

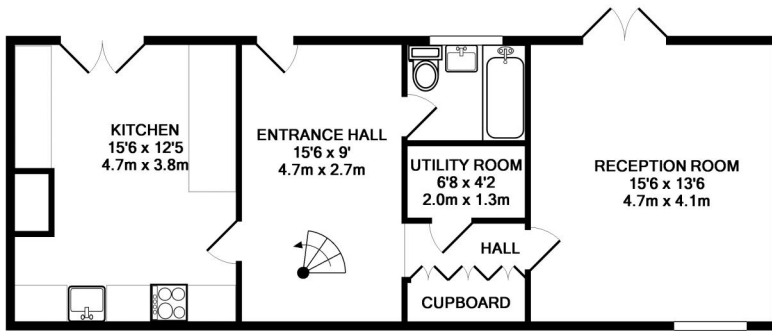
We can offer, without obligation and free of charge, experienced and professional advice and help on mortgage finance. We will try, on your behalf, to obtain the best deal available to you. Written quotations available on request.

### **NOTE**

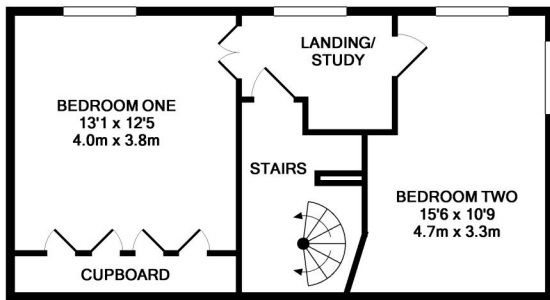
As you are aware, your home is at risk if you do not keep up the repayments on a mortgage or any other loan secured on it.

### **Making an Offer**

**The Money Laundering Regulation 2003 came into effect on 1<sup>st</sup> 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.**



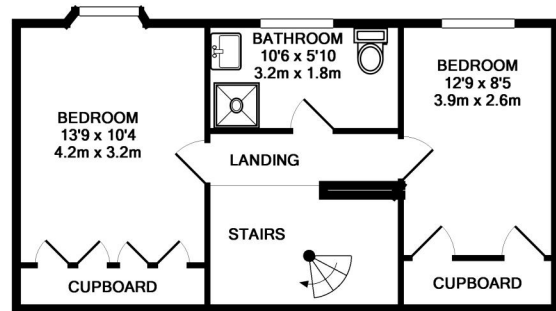
GROUND FLOOR  
APPROX. FLOOR  
AREA 59.8 SQ.M.  
(644 SQ.FT.)



1ST FLOOR  
APPROX. FLOOR  
AREA 42.1 SQ.M.  
(453 SQ.FT.)

TOTAL APPROX. FLOOR AREA 144.1 SQ.M. (1551 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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2ND FLOOR  
APPROX. FLOOR  
AREA 42.1 SQ.M.  
(454 SQ.FT.)