



11 Bainbridge Road, Sedbergh

**Cobble Country**

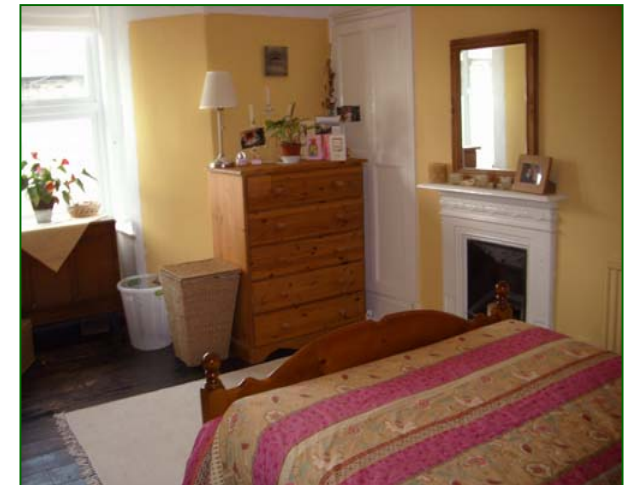
## 11 Bainbridge Road, Sedbergh, Cumbria, LA10 5AU

**An excellent opportunity to acquire this spacious, four-bedroom family home. Situated on Bainbridge Road, one of Sedbergh's most desirable residential locations, this Victorian, local stone terrace property offers accommodation spread over four floors. There is an attractive South facing, sunny rear garden with sitting areas and a lawn, two stone built out houses and ample room for further storage.**

11 Bainbridge Road is a well presented terrace property with light, spacious accommodation, an ideal family home. This property benefits from many of its original character features including exposed stone walls and stone work, wooden floors, original beams, picture rails and coving to the ceiling. The later edition of central heating, UPVC double-glazing and a multi fuel stove to the lounge result in a very warm, welcoming atmosphere on entering this lovely home. This property is situated within a five-minute walk of Sedbergh town centre and all local amenities including shops, Post Office, pubs, restaurants and schools.

The accommodation briefly comprises of: Entrance hall leading to sitting room and lounge. Stairs from the lounge lead to the lower ground floor kitchen/diner and dining room. From the lounge a door leads to the utility room and out to the rear garden. Stairs from the entrance hall lead to the first floor. Two double bedrooms and family bathroom, stairs from the first floor landing lead to the second floor with a further two double bedrooms.

**Guide Price of £284,950**



### **The Accommodation Comprises:**

Access to the property is via a gated path leading to the front door, there is a small garden area with space for planting to the front of the property.

#### **Entrance Hall**

Access door to the sitting room and lounge, stairs from entrance hall lead to the first floor. Ample space to hang coats and store shoes.

#### **Sitting Room (15'10" x 12'9")**

Large square bay window. Art deco fireplace with open grate, tiled hearth and surround. Alcove storage cupboard to the side of the chimney breast. ¾ Height picture rail. Coving to ceiling. Double panel radiator.

#### **Lounge (16' x 13'9")**

Feature exposed stone chimney breast, solid fuel burner with large stone hearth. Exposed wooden floor. Recessed alcove with storage cupboard to side of fireplace. Exposed timber lintel to fireplace. Coving to ceiling. UPVC double-glazed window to rear elevation with deep timber sill. Door leads to utility room. Open spindle staircase leads to lower ground floor.

#### **Kitchen (16' x 13'1")**

A range of wall and base mounted cupboard units. 1 ½ bowl sink and drainer. High level window to rear elevation. Exposed stone chimney breast with Belling range cooker and overhead extractor hood in alcove, formally a fireplace. Plumbed for dishwasher. Exposed pine floor. Ample room for further free standing units, kitchen table and chairs. Two double panel radiators.

#### **Dining Room (16' x 12'10")**

UPVC double glazed window to front elevation. Chimney breast with recess to either side. Double panel radiator.

#### **Utility (8'2" x 6'8")**

Door to rear garden. Window. Plumbed for automatic washing machine. Space for tumble dryer. Belfast style sink.

Stairs lead from the ground to the first floor landing hallway with UPVC double glazed window and access to all principle rooms:

#### **Bedroom 1 (Master Bedroom) (16'9" x 10'5")**

Bright spacious room. Square UPVC double glazed bay window to the front elevation. Timber floor. Feature fireplace with open grate. Built in storage cupboard to side of fireplace. Double panel radiator.

#### **Bedroom 2 (12'10" x 10'5")**

UPVC double glazed window affording elevated views. Feature fireplace with open grate. Recessed alcove to the side of the fireplace. Exposed timber floor. Double panel radiator.

#### **Family Bathroom (9'7" x 6'10")**

Comprising of a three piece suite: pedestal wash hand basin, low level W.C with over head cistern, claw foot roll top bath with fixed over bath shower. UPVC double glazed window with patterned glass. Storage/airing cupboard housing the hot water cylinder and water tank.

Stairs lead to the second floor landing:

#### **Bedroom 3 (16' x 9'6")**

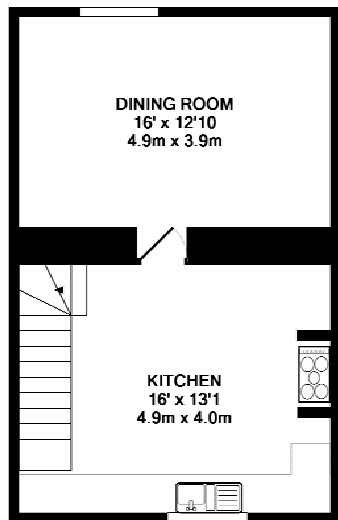
Double bedroom with two large Velux windows. Eaves storage.

#### **Bedroom 4 (13'1" x 10'6")**

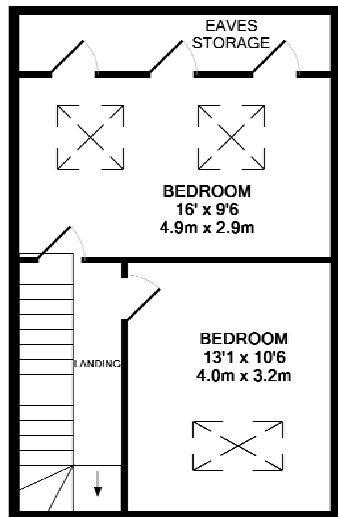
Double room with large Velux window affording stunning elevated views to the rear of the property. Open to eaves.

#### **Garden & Outbuildings**

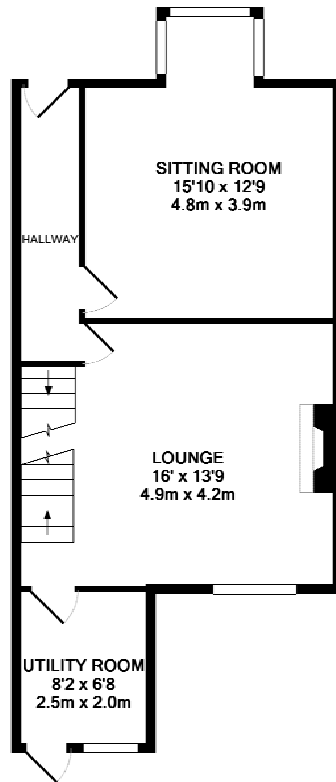
From the utility room stone steps lead down to a large patio area. Two stone built stores. Ample room for a garden shed, coal bunker, and patio furniture. Bound by a stone wall, half of the garden is mainly laid to lawn with some planting borders, a paved pathway leads to a further sitting area/patio.



BASEMENT LEVEL  
APPROX. FLOOR  
AREA 36.1 SQ.M.  
(389 SQ.FT.)



2ND FLOOR  
APPROX. FLOOR  
AREA 38.6 SQ.M.  
(415 SQ.FT.)

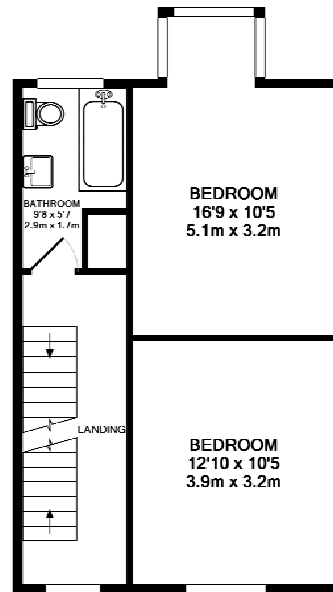


GROUND FLOOR  
APPROX. FLOOR  
AREA 45.3 SQ.M.  
(487 SQ.FT.)

TOTAL APPROX. FLOOR AREA 160.2 SQ.M. (1724 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 40.2 SQ.M.  
(433 SQ.FT.)

### Energy Efficiency Rating

	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92-100) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
<i>Not energy efficient - higher running costs</i>		
	61	71
<b>England &amp; Wales</b>	EU Directive 2002/91/EC 	

### Environmental (CO<sub>2</sub>) Impact Rating

	Current	Potential
<i>Very environmentally friendly - lower CO<sub>2</sub> emissions</i>		
(92-100) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
<i>Not environmentally friendly - higher CO<sub>2</sub> emissions</i>		
	59	71
<b>England &amp; Wales</b>	EU Directive 2002/91/EC 	

## **SERVICES**

Mains gas, electricity, water and drainage are all connected.

## **FURTHER INFORMATION**

Entire roof was replaced 2 years ago and is within guarantee. Velux windows are FENSA certified and within guarantee.

## **TENURE**

We are advised by the vendor that the property is Freehold.

## **COUNCIL TAX BAND**

We are advised that the property is currently in Band C.

## **DIRECTIONS**

On the approach to Sedbergh from Kendal just after the 'RS Morphet' garage on the left, take the second left turn into 'Highfield Road'. Continue along this lane; at the T-junction turn left onto 'Howgill Lane' then immediately right onto 'Bainbridge Road'.

## **VIEWINGS**

Viewings are strictly by arrangement with the sole agent.

Cobble Country Property

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## **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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