

# For Sale

## COBBLE COUNTRY Property

*Property Sales, Rental and Management Professionals in  
Sedbergh, Western Yorkshire Dales and East Cumbria Lakes at:*

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### 4 Bedroomed Farmhouse £375,000



### West Scar House, Garsdale Sedbergh Cumbria LA10 5PL

**This beautifully renovated Yorkshire Dales farmhouse is set on the South facing side of the Garsdale valley set high up from the road connecting the Lake District M6 junction 37 through to the A1 at Bedale. With special views across and down the valley, West Scar is surely the place for those who are looking for a ready to move into quality home with relatively good access to the road network whilst enjoying a neighbourless setting. (You can see other farms and homes across the valley). An adaptable interior layout could offer a self contained one bedroomed unit with the addition of just a kitchen and yet it's present use of one bedroom as a fully functioning office with 3 further bedrooms is a beautiful place to live and work. You really must view the inside of this quality property once you understand and appreciate its location.**

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**Kitchen** 4.75m x 3.05m (15ft7in x 10ft0in) North, East And South



With traditional wooden windows to North, East and the predominant South, this kitchen is an ideal light and airy room to step into from the South facing door and immediately feel at home. The natural handmade Terracotta Ceramic tiles on the floor offer a warm base for the comprehensive range of cream wood base and wall units that hide a full range of kitchen appliances - NEFF fridge, freezer and dishwasher. Washing machine and tumble drier also are integrated into base range. A complimentary mix of beech wood and dark granite worktops set on top of the base units sits well with the electric and gas cooker range with Cooker extractor built over. Belfast sink. Tiling between worktops. 3 genuine wood beams.

**Dining Room** 4.57m x 3.20m (15ft0in x 10ft6in) South

This room is accessed from kitchen and is a comfortable size with windows to North and South, the South one having a window seat with valley views. A door to the rear garden is presently 'closed off' with a bookcase as the owners do not use it. However, this is an alternative access/exit to this room. A further door leads up a separate set of stairs to a room over the kitchen which is described later as bedroom 4 / Office. Feature beams over windows along with a further wooden ceiling structural beam enhance this characterful room. Radiator.





**Lounge** 4.57m x 4.57m (15ft0in x 15ft0in)

Two windows to rear and one to South along with a 'front door' entrance offer some light to what is presently an enchanting room with wonderful inglenook style fireplace. The solid fuel stove is run continuously by present owners and this provides a gentle background heat throughout the building when it simmers away through the day. Fitted carpet. Shelved alcove. Staircase to first floor. Under stairs cupboard. Open beams and board ceiling.

**Snug Lounge** 4.75m x 3.05m (15ft7in x 10ft0in)

Accessing from lounge to 'snug' room at West end of house, you have a light and airy room with South and Westerly facing windows. Stone flagged hearth with multi fuel stove onset. Fitted carpet. Wall light. Radiator.



**Landing**

From Lounge the access to main first floor area is via set of gentle rising stairs to landing with fitted carpet and exposed roof trusses. A window at head of stairs to rear of building allows some natural light to this area. Airing Cupboard with good storage.

**Bedroom 1**

4.65m x 2.97m (15ft3in x 9ft9in)

Directly above the 'snug' below, this West end bedroom enjoys a light and airy aspect due to its West and South facing windows and its light decor of half boarded tongued and grooved panelling to the lower half of the room. Light grey / blue in hue, the wood presents a somewhat colonial feel to the setting. 2 ceiling beams. Radiator.



### **Bedroom 2**

*4.57m x 2.82m (15ft0in x 9ft3in)*

This room is currently used as the master bedroom and is directly above the main lounge. Open trussed ceiling woodwork with beams above window, there is also a loft hatch. Fitted carpet, radiator and wall lights. TV and telephone points. Window seat with splendid views again across the valley.

### **Bedroom 3**

*3.20m x 2.36m (10ft6in x 7ft9in)*

This is a double bedroom currently being used as a dressing room.. Built in wall cupboard. Radiator. Window to South with window seat.

### **Bathroom**

*2.44m x 2.44m (8ft0in x 8ft0in)*

A good sized bathroom that accommodates a white roll top bath with centre pillar taps. Built in shelving and storage space unit above. WC. Wash handbasin. Shaver point. Radiator. Ceiling beams. Sunken ceiling halogen lighting. Window to rear. Additional to room sizes shown is the space behind the door of a built in shower cubicle with Mira shower and extractor fan with down lighting.



### **Bedroom 4 / Office**

*4.88m x 3.05m (16ft0in x 10ft0in)*

As previously mentioned, this room is accessed from a door to rear of the dining room. Fitted cupboards and wardrobes. Exposed beams and stonework. Radiator. Window to South. An en-suite of WC, wash hand basin with extractor fan offers the option to use as present which is as a spacious office area set apart from the main sleeping areas, or as part of a self contained one bedroomed living unit if the other house had a kitchen added.

<b>Parking</b>	There is a private tarmac track from the slip road to Grisedale that leads directly through open farmland to the gated and cattlegridded entrance to the property. From the gate, a gravel drive leads down to the house where there is a turning and standing area for 2 vehicles.
<b>Front Garden</b>	Low maintenance well stocked garden set out in terraced style with lawns and interesting range of planting for continuous show through the year. Garden shed. Outside lighting.
<b>Rear Garden</b>	Rear garden with stone steps to terracing. Stone built storage shed useful for fuel and garden implement storage.
<b>Land</b>	The neighbouring farmer has indicated a willingness to sell some land to create a bigger garden, or enjoy an adjoining paddock utility or small holding.
<b>Services</b>	Mains electric. Private water supply, private septic tank. Bottle gas for cooking and boiler. Telephone by arrangement with BT
<b>Council Tax</b>	Band E £1577.38 for April 2005 - March 06
<b>Local Authorities</b>	South Lakeland District Council. 01539 733333
<b>Viewing</b>	By arrangement with Cobble Country Property only. Tel : 015396 21000 Fax : 015396 21710. E-mail : admin@cobblecountry.co.uk
<b>Directions</b>	From Sedbergh, proceed towards Hawes on the A684 for 8 miles and you will see a turn off to the left for Grisedale. take that turn for 400 yards and take first sharp left through a gate and drive over a twin tracked tarmac drive for 200 yards to the gated entrance to the West Scar grounds.
<b>Important</b>	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.
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