



Grooms Cottage, Ingmire Hall

Sedbergh, Cumbria, LA10 5HR

Grooms
Cottage

Cobble Country
Dales & lakes
Town & Country Property Agents Est. 1992



Grooms Cottage Ingmire Hall

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This is a two bedroom cottage situated within the 16th century house, Ingmire Hall. This development is positioned just 1.5 miles from the Town of Sedbergh and is an ideal base for exploring both the Yorkshire Dales and Lake District.

Grooms cottage has its own allocated parking area plus ample visitor parking space and also patio to the front of the cottage. There is also access to the 4 acres of landscaped gardens and the tennis courts.

Internally both double bedrooms are located on the ground floor both with built in storage cupboards. The master bedroom has an ensuite shower room and the family bathroom is also on the ground floor with W.C, wash hand basin, bath with shower over and a useful under stairs storage cupboard.

To the first floor there is a good sized, bright kitchen diner with wall and base units, cooker and 4 ring gas hob, sink with drainer, space for a fridge and plumbing for a dishwasher.

There is also a walk in laundry cupboard with lighting and plumbing for a washing machine.

The lounge has windows to the front and rear and also a feature corner fireplace to include a gas stove.

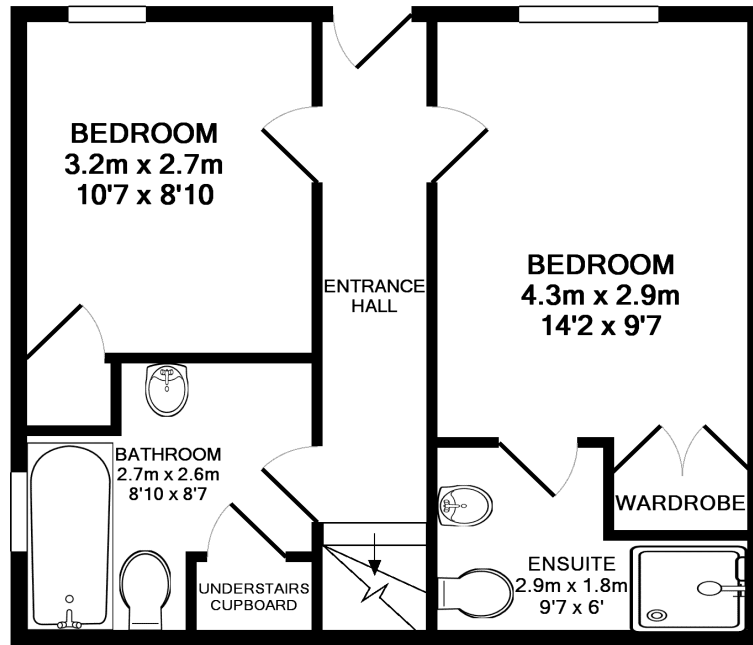
Wooden double glazed windows throughout.

The land and building maintenance (windows, gutters) are under management by the estate owners, the cost of this is approximately £1000 per annum.

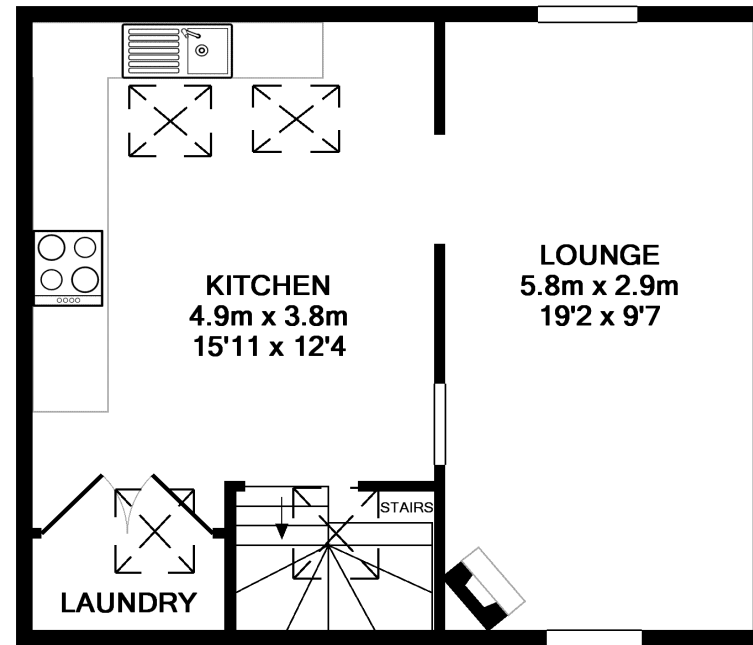
This is a great opportunity to purchase a character cottage within a unique location.

Guide Price £189,000





GROUND FLOOR
APPROX. FLOOR
AREA 39.0 SQ.M.
(419 SQ.FT.)



1ST FLOOR
APPROX. FLOOR
AREA 39.0 SQ.M.
(419 SQ.FT.)

TOTAL APPROX. FLOOR AREA 77.9 SQ.M. (839 SQ.FT.)
Measurements are approximate. Not to scale. Illustrative purposes only
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SERVICES

Mains electric and water. LPG gas, septic tank drainage.

TENURE

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

COUNCIL TAX BAND

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

DIRECTIONS

Taking the A684 to Kendal from Sedbergh, approximately 1.5 miles from the centre past the coal merchants on your right, the road descends down the hill and bends to the right. At the point of the bend, there is a tarmac drive directly ahead of you and a small ground level sign for 'Ingmire Hall'. Follow this drive into the car park.

Cobble Country wish to advise prospective purchasers that we have not checked the services or appliances. The sales particulars have been prepared as a guide only; any floor-plan or map is for illustrative purposes only. Cobble Country, for themselves and for the vendors or lessors of this property whose agents they are give notice that: the particulars have been produced in good faith; do not constitute any part of a contract; no person in the employment of Cobble Country has any authority to make or give any representation of warranty in relation to this property.

VIEWINGS: Viewings are strictly by arrangement with the sole agent:

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