



Whinburn, Howgill Lane, Sedbergh, Cumbria

Cobble Country

Whinburn, Howgill Lane, Sedbergh, Cumbria, LA10 5HE

A detached property in a beautiful peaceful location, on the outskirts of the Market Town of Sedbergh. Whinburn is superbly positioned therefore has excellent South facing views over Sedbergh, the Lune Valley and Middleton Fells. The property benefits from ample parking, outhouses and a garage. Land is available in separate Lots.

Guide Price of £395,000

Sealed Bids must be received by 12 noon on Friday 30th April 2010

Whinburn has two access doors to the front of the property, one via a porch leading into the kitchen area and the other into the entrance hall. The entrance hall is a spacious area with attractive wooden panelling and to the staircase leading to first floor; there are access doors to each principal room. A recently fitted shower room is off the entrance hall which comprises of a low level W.C with push flush, pedestal wash hand basin and large power shower.

Two reception rooms and a double bedroom are located to the rear of the property affording stunning panoramic views. The Lounge has feature Oak paneling and a feature fireplace with stone surround and marble hearth. This is a bright room with south facing bay windows with window seats, plus one small window to the gable and access door through to the sitting room. The second reception room leads out onto the patio area through French doors, which offer great natural light into this room. The first double bedroom is located on the ground floor or alternatively this could be used as an additional reception room as again benefits from large bay windows with views across the garden and Sedbergh. The office and kitchen are to the front of the property. The kitchen has a range of wall and base wooden units, stainless steel sink with drainer, plumbing for washing machine and recess space for fridge/freezer and electric cooker. A rear door from the kitchen leads to the porch, a useful pantry area and the coal store.

Two spacious double bedrooms are located to the first floor both benefiting from eaves storage and one with built in wardrobe along with an additional bedroom with velux and glazed window to the landing with access to the first floor W.C with washbasin.

Whinburn has an attractive South-facing garden with elevated patio area and summerhouse.



SERVICES

Mains Electric, water and drainage. Oil Tank for central heating.

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 E.

DIRECTIONS

On the approach into Sedbergh on the A684 from Kendal/Junction 37 turn left before the 'Dalesman' public house, road name 'Howgill Lane'. Continue along this road, passing the play ground on the left, when you reach the top of the hill after the last terrace house there will be a drive on the left sign posted 'Whinburn'. Continue along this drive, Whinburn is the last property with private gated drive in front of you.

VIEWINGS

Viewings are strictly by arrangement with the sole agent.

Cobble Country Property

59 Main Street, Sedbergh, Cumbria. LA10 5AB

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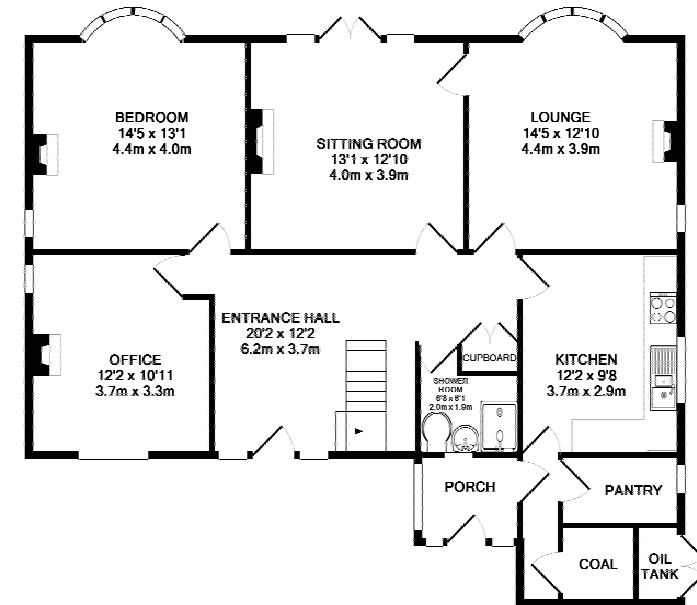
FREE VALUATION

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.

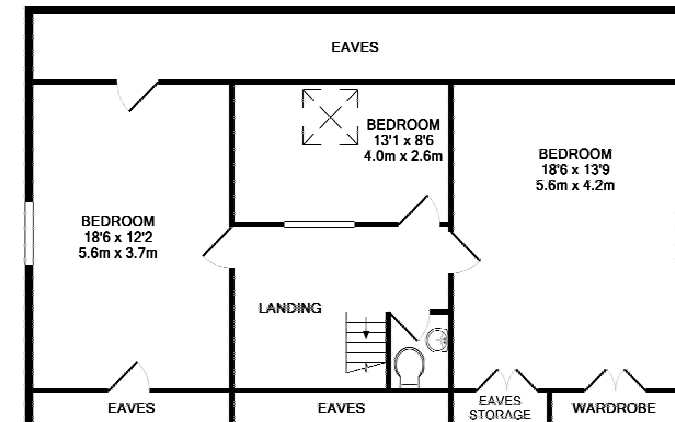
DISCLAIMER

The use of photographs for this publication are for your information only, it should not to be assumed that any fixtures fittings or contents seen within the photographs are included in the sale.

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.



GROUND FLOOR
APPROX. FLOOR
AREA 102.8 SQ.M.
(1107 SQ.FT.)



1ST FLOOR
APPROX. FLOOR
AREA 90.6 SQ.M.
(975 SQ.FT.)

TOTAL APPROX. FLOOR AREA 193.4 SQ.M. (2081 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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**Lot 1
Whinburn**
Area : 875.530 m²

Lots 2-5 total
Area : 1.069 ha
(2.641 acres)

**Length
5.00 m**

Lot 2
Area : 663.585 m²

**Length
8.00 m**

Lot 3
Area : 264.976 m²

Lot 4
Area : 2656.49 m²

Lot 5
Area : 7086.10 m²
(1.751 acres)

Hillcrest

Mel-Fell

Fatherhall

El Sub Sta

Brantgarth

High Roams

Fell View

Dales View

23

Lot 1: Whinburn and outbuildings. **Lot 2:** Land as identified to South West of Whinburn and being 5 meters to West and 8 meters to South with lines meeting from a parallel line with Whinburn boundaries from measurements. **Lot 3:** Land to South of Fatherhall joining South East of Lot 2 to a point 10 meters from SouthEast border of Fatherhall along between Lot 4 & Lot 5. **Lot 4:** Easterly portion of field boundary from Fatherhall/Mel-Fell boundary to a line drawn straight through to South boundary and including a right of passage for all purposes for Lot 5 over an area no less than 8 meters wide shown approximately by cross hatch black. **Lot 5:** Balance of field to be approximately 1.75 acres.

Informal Sealed Bid offer for: Whinburn, Howgill Lane, Sedbergh, Cumbria, LA10 5HE

**To be lodged by 12 noon on Friday 30th April 2010
at offices of
Cobble Country Property, 59 Main Street, Sedbergh, LA10 5AB**

I / we
Of
..... Post code Tel.
Mobile email

would like to register **my / our** offer for: Please tick boxes and specify Lots No's next to offers

- Lot 1 : The Main House, Whinburn and buildings as described
- Lot 2 : Land in front of Whinburn house as described and shown with blue diagonal lines
- Lot 3 : Land in front of Fatherhaw as described and shown with red diagonal lines.
- Lot 4 : Land to East of paddock as described and shown with green diagonal lines.
- Lot 5 : Land in front of Fatherhaw as described and shown with yellow diagonal lines.

Lot(s) Offer

Lot(s) Offer

Lot(s) Offer

This offer is made on the basis that if the vendor accepts **my / our** offer above, then I will be in a position to proceed with it subject to the following conditions:

(Please delete those that do not apply)

1. The offer **is / is not** subject to contract
2. The offer **is / is not** subject to a house buyers valuation survey
3. The offer **is / is not** subject to a structural survey
4. I **have / have not** got finance in place and **can / can not** proceed without applying for further loans or facilities to purchase the property.
(Proof of funds will be required if acceptance of offer is indicated)
5. I **have / have not** got a property to sell
6. If I have a property to sell, the outcome of any sales activity with that property will have no bearing on the purchase of the above. (If it will, please describe below)

Other conditions (draw a line through if none)

.....
.....

Signed for / on behalf of the named person (s) above

..... /
Dated2010

My Solicitor acting for me/us will be

.....Post codeTel. No