

FOR SALE

3 Bed Sedbergh farm house with barns and outbuildings.
Guide Price £450,000



Bramhaw, Station Road, Sedbergh, Cumbria, LA10 5HP

A period three bedroomed farmhouse situated within the Yorkshire Dales National Park a short drive from the charming English book town of Sedbergh. “Bramhaw” is a flexible property that has been part renovated with scope for further development to include a large open plan roof space that could be converted into a further two bedrooms. On the ground floor there is a large quality recently installed dining kitchen with original features and two further reception rooms. The property also has the benefit of a former 'butchers' room that includes fabulous original stone shelving. Externally the property has the benefit of gardens, driveway with ample parking, two barns, store, single storey shed and two workshops one of which includes a pit. With a nice outlook over the fells, the property is well located for access to Kendal and its amenities, Cumbria's 'Lake District' and the Yorkshire Dales National Park.

Outside

'Bramhaw' is accessed via a private driveway off the A684 Sedbergh to Kendal Road. The property is South Facing, bordered by a stone wall that incorporates a front garden with patio seating area situated in front of the Conservatory and a central path to the front door. There is an access opening into the farm yard that gives parking for a number of cars.

Ground Floor

Entrance Hall

3' 5" x 13' 1" (1.06m x 4.00m)

Accessed via the front door the entrance hall has the benefit of original half panelled walls with sill.

Wooden floor. 1 centre light, period door to cloak cupboard, thermostat and radiator.

Study/ Reception Two

10' 4" x 11' 9" (3.17m x 3.59m)

This room is entered from the right of the inner hall, comprising wooden secondary glazed window to front, an open gas fire with slate surround, which extends to three quarter of the right hand wall, 3 telephone points, 2 double wall lights, cream carpet, ceiling beam, original skirting and period door.

Lounge

14' 6" x 15' 2" (4.423m x 4.644m)



This room has the benefit of dual access from the left side door of the Entrance hall and also from the dining kitchen. A good sized reception room with original features including, a stone over mantel fire place, with inset wood burning 'hunter' stove, deep stone hearth, wooden double glazed four pane window to front. 2 ceiling beams, 1 triple center light, picture rail, radiator, telephone point.

Kitchen

21' 10" x 14' 11" (6.68m x 4.56m)



Accessed from the conservatory to the left hand gable end of the property (via an extra wide pine kitchen door) and also from the lounge. This room has been completely refurbished to a high standard to include grey slate floor tiles, 'Finesse' 100 comprising 3 ovens to include separate grill oven and 8 gas burners, 'Belfast' sink, white 'New England' style base and wall units with beech tops and distressed chrome accessories. Plumbed for washing machine, dishwasher and fridge, (all of which are included in the sale). UPVC double glazed window to side. Original feature black fireplace to incorporate a gas thermostatically controlled boiler and a period style gas stove, (for heating purposes), 2 original ceiling beams, 5 double sockets, 2 single sockets, 1 triple socket and a smoke alarm.

Conservatory

An extension of the kitchen, situated to the left side of the property, this large room is currently used as a cloak hall and sitting area, with door to the rear, access door to the kitchen, windows with views to the fells and yard and French doors give access to the front garden and views to the fells.

Pantry

10' 3" x 8' 7" (3.13m x 2.64m)

This is a very useful store area with the benefit of a feature stone flag floor and the original stone shelving, 1 center light, 1 ceiling beam. Giving access to:

Butchery

19' 8" x 9' 10" (6.00m x 3.00m)

This a 'cool room' of large proportion with a stone floor and more original stone shelving to three walls, 2 ceiling lights and 3 ceiling beams. A character storage room.

Under stairs store

Via a door from the kitchen, a useful storage area extending under the stairs.

First Floor

The return staircase is accessed from second door to the left side of the kitchen hall way on the approach to the pantry. Giving access to the three bedrooms and bathroom on the first floor and the large attic space on the second floor.

Bedroom 1

12' 3" x 15' 0" (3.76m x 4.59m)



A large double room incorporating 2 ceiling beams, 2 double fitted wardrobes, a walk in wardrobe, housing deep shelving, a header tank and hot water cylinder, 2 center lights, 5 radiators, (one within the wardrobe) and a secondary glazed window to the side with views to the yard area and hills.

Bedroom 2

10' 3" x 20' 9" (3.14m x 6.35m)



Situated to the left of the upper hall this a large twin room to include, 2 ceiling beams, an original feature cast iron fire place, 2 radiators, a wooden two pane window with views to the front and 4 double built in wardrobes.

Bedroom 3

8' 0" x 11' 11" (2.45m x 3.65m)

A third double bedroom with views to the front from a secondary double glazed window, 1 center light, radiator, 1 ceiling beam.

Bathroom

9' 6" x 15' 4" (2.92m x 4.68m)



A bathroom of huge proportion incorporating a suit in light grey with coordinating tiles to full ceiling height. Including a range of units comprising, a large double shower, with electric shower over, single basin in a freestanding vanity unit with double cupboard doors, WC, extra large Jacuzzi whirlpool bath and a vanity unit extending to two thirds of one wall to include eight cupboard doors for storage. 6 down lighters, 1 heat lamp, and a wooden secondary glazed window to front with views.

Externally



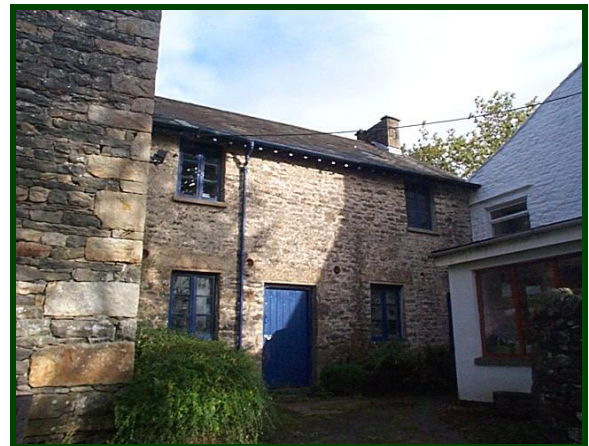
Workshops 1,2, store and barn from the driveway



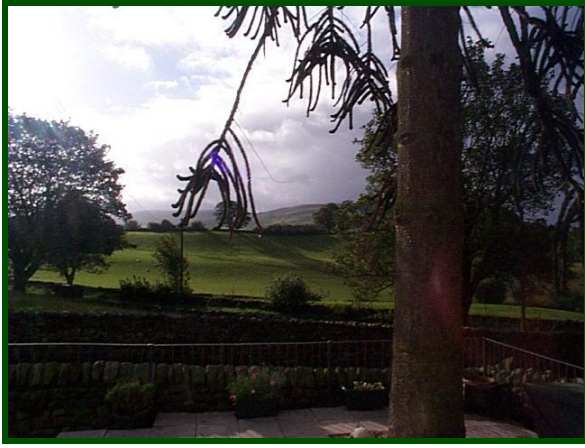
View to workshops from the gable end of the barn



Single storey entrance to the two storey barn



The cottage, situated to the rear of the farmhouse



View to the fells from the front



View to the house from the entrance

Points of note: *'Bramhaw' comprises a range of outbuildings to include two large barns one of which is attached to the right hand side of the property, the other, situated to the left of the property is attached to the former cottage, (situated to the left rear side of the property) which is now un used and requiring development, subject to the necessary planning consents. The cottage features a blocked up fireplace, windows and doors to the front and stone floors. A separate storage area to the first floor of the farmhouse, is accessed via a separate entrance to the rear of the property. There are a further two workshop buildings, one of which houses a pit, a store and another large open fronted farm building to the right of the property. There is an area of rough grass to the rear of the barn and house which could be developed into a garden area. A rough track runs the perimeter of the house and outbuildings and also gives shared access to the neighbouring farm buildings.*

Directions:

From Sedbergh in the direction of Kendal on the A684, 'Bramhaw' is clearly visible situated on the right hand side 500 yards after the turning and SP for Kirby Lonsdale.

Services:

Mains water and drainage, electricity, LPG gas

Viewing:

Strictly by arrangement with Cobble Country Property only. Tel : 015396 21000

Fax : 015396 21710.

E-mail :

cobblesedbergh@yahoo.co.uk

Council Tax:

Band E Currently this is £1655.59 per annum for the 2006/2007 tax year.

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

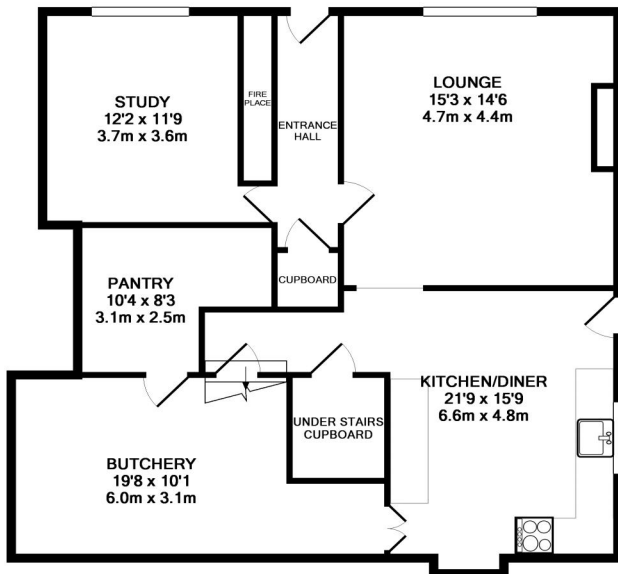
As you are aware, your home is at risk if you do not keep up the repayments on a mortgage or any other loan secured on it.

MAKING AN OFFER

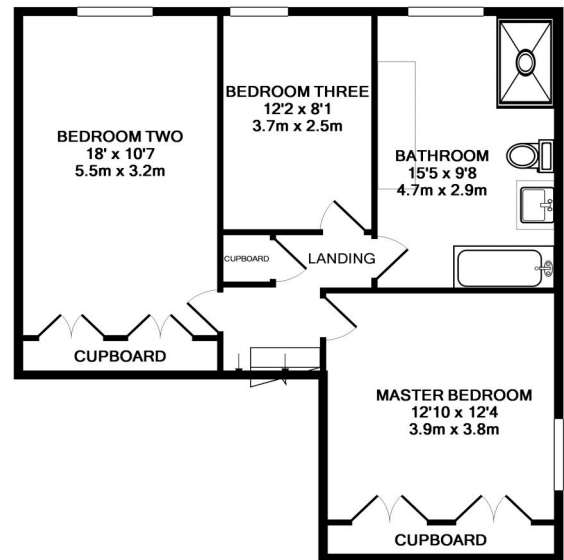
The Money Laundering Regulation 2003 came into effect on 1st March 2004. Cobble Country Property, as agents for the sale of the property, are required to formally check the identification of the purchaser of the property. In addition, the purchaser is required to provide information regarding the source of funding for the transaction.

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.

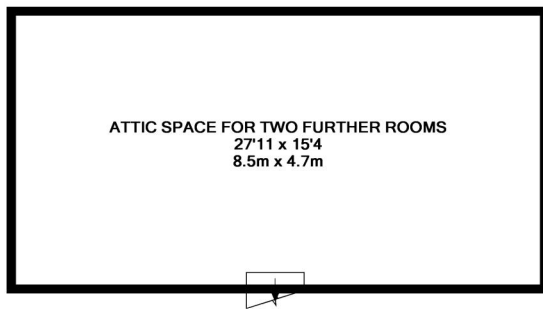


GROUND FLOOR
APPROX. FLOOR
AREA 84.8 SQ.M.
(913 SQ.FT.)



1ST FLOOR
APPROX. FLOOR
AREA 64.2 SQ.M.
(692 SQ.FT.)
TOTAL APPROX. FLOOR AREA 188.8 SQ.M. (2032 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
Made with Metropix ©2006



2ND FLOOR
APPROX. FLOOR
AREA 39.7 SQ.M.
(428 SQ.FT.)

