



**Mill End, Millthrop Mill**  
Sedbergh, Cumbria, LA10 5SJ

**Cobble Country**  
*Dales & lakes*

*Town & Country Property Agents Est. 1992*



## Mill End, Millthrop Mill Sedbergh, Cumbria, LA10 5SJ

A spacious attached Mill Conversion dating back to the 19th century. Set in a peaceful Riverside location this property benefits from Fishing rights, a private drive, integral garage and is positioned on the outskirts of the charming market Town of Sedbergh.

The entrance is via an inner porch with flagged flooring leading into the spacious entrance hall. This room provides access to all ground floor rooms, open staircase to the first floor and ample space for office area/second reception room.

One double bedroom is located on the ground floor and benefits from built in storage and front outlook. Two steps lead to the bathroom and single bedroom/study. The bathroom comprises of a 3-piece suite in white with power shower over bath and heated towel rail. A useful utility room and store is also located on this level benefiting from ample storage cupboards and shelving, sink with drainer, plumbing for washing machine and space for additional fridge and freezer, the gas fired boiler is located in this room.

A spacious kitchen with dining area is located on the first floor, which has outstanding fell views from the rear of the property. Gas fired Aga with two additional separate gas hobs, the kitchen area leads into an open pantry space with sink and drainer, fitted fridge and dishwasher. Both the Kitchen and Pantry comprise of Poggenpohl white base units with Corian worktops and complementary splash back tiles. An external door leads from the dining area to access steps to the rear.

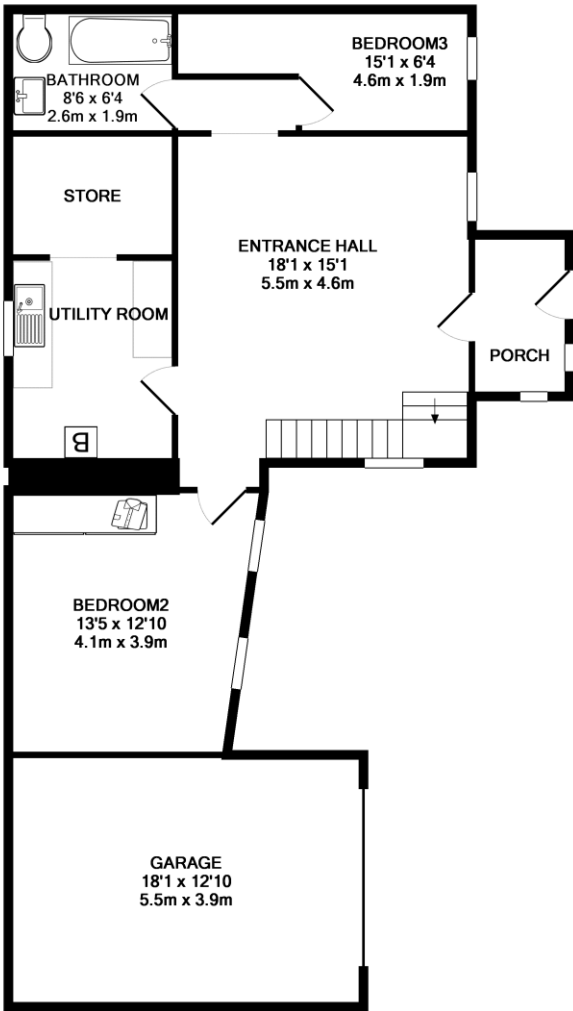
The lounge is a large bright room located to the front of the house with recently fitted shelves and cupboards including a wooden mantel with an electric convector fire. The landing leads to the main double bedroom and adjacent bathroom. The bathroom has a 4-piece suite in white with gold accessories including bidet and double power shower unit.

Fully double-glazed throughout with gas-fired central heating.

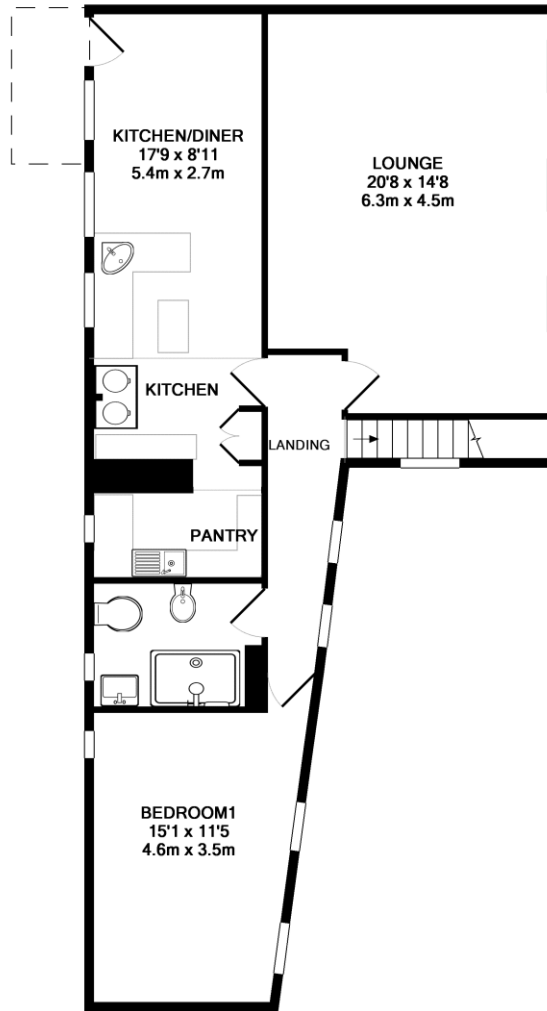
Mill End has a private drive with ample parking and garage with power points and workshop space. There is a patio area to the side of the house and boundaries lead down to a relaxing riverside setting of the River Rawthey, with open summerhouse and an established garden with a wide range of plants.

### Guide Price £399,000





GROUND FLOOR  
APPROX. FLOOR  
AREA 91.3 SQ.M.  
(982 SQ.FT.)



1ST FLOOR  
APPROX. FLOOR  
AREA 78.1 SQ.M.  
(841 SQ.FT.)

TOTAL APPROX. FLOOR AREA 169.4 SQ.M. (1823 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 ©2010

## SERVICES

Mains gas, mains electric and water. Two shared septic tanks.

## 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 E.

## DIRECTIONS

From Jct 37 of the M6 Motorway, upon entering Sedbergh take the second right after D.T.Close Service Garage onto Busk Lane, follow this road all the way to the end culminating in a T junction, turn right onto Loftus Hill after approximately after 1/2 mile you will approach a bridge, take the right lane before the bridge. Follow this drive all the way round to the last property which is gated and signposted 'Mill End'.

Energy Efficiency Rating		Environmental Impact (CO <sub>2</sub> ) Rating	
	Current	Potential	
Very energy efficient - lower running costs (92 plus) <b>A</b>			Very environmentally friendly - lower CO <sub>2</sub> emissions (92 plus) <b>A</b>
(81-91) <b>B</b>			(81-91) <b>B</b>
(69-80) <b>C</b>			(69-80) <b>C</b>
(55-68) <b>D</b>	64	73	(55-68) <b>D</b>
(39-54) <b>E</b>			(39-54) <b>E</b>
(21-38) <b>F</b>			(21-38) <b>F</b>
(1-20) <b>G</b>			(1-20) <b>G</b>
Not energy efficient - higher running costs			Not environmentally friendly - higher CO <sub>2</sub> emissions
<b>England &amp; Wales</b>	EU Directive 2002/91/EC		<b>England &amp; Wales</b>
			EU Directive 2002/91/EC

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:

Cobble Country Property, 59 Main Street, Sedbergh, Cumbria. LA10 5AB Tel: 015396 21000 Email: [Sedbergh@cobblecountry.co.uk](mailto:Sedbergh@cobblecountry.co.uk) Web: [www.cobblecountry.co.uk](http://www.cobblecountry.co.uk)