

59  
Main Street  
Sedbergh,  
LA10 5AB

# Cobble Country

## Dales & Lakes.

Town & Country Property Agents. Est. 1992

123  
Highgate  
Kendal,  
LA9 4EN

**“Devine Chalet”, Pinfold Caravan Park, Garsdale Road,  
Sedbergh, LA10 5JL**

**FOR SALE £49,500**



### Location

Located with Pinfold Caravan Park just half a mile from the centre of Sedbergh Book Town in the south lakes area. Sedbergh has all the amenities one would expect of a thriving market town, to include excellent schools, a comprehensive range of shops and local trades people, post office, church, library, tearooms, and three public houses. Situated within the Yorkshire Dales National Park, Sedbergh has immediate access to good walking, and the wonderful scenery of the Dales whilst being only 15 minutes drive to Junction 37 of the M6 Kendal (the gateway to the lakes). The instant access to areas of outstanding natural beauty is of real benefit to this property, making it the ideal second home. Externally the chalet has parking for two cars, lovely views and a tranquil environment. Internally the chalet benefits from quality construction, good internal finish and stylish fixtures. A cosy property in a peaceful location, internal inspection is highly recommended.



**Lounge/Diner: 20' 9" x 12' 6" (6.33m x 3.82m)**

Large feature arched window to front, patio doors to side opening onto the raised decking, window to rear, radiator, oak laminate floor, large fitted shelving unit, telephone and television point. Space for dining area, window to side. Lighting and power.



**Kitchen: 8' 9" x 3' 10" (2.68m x 1.18m)**

Fitted with full range of wall and base, beech effect kitchen units to include two large larder cupboards, with chrome accessories. Fitted electric oven with gas hob. Stainless steel sink and drainer, fridge/freezer. Black granite effect laminate tops, oak laminate floor, window to rear, door to the front with access onto the raised decking.

**WC Shower Room: 3' 10" x 6' 2" (1.18m x 1.89m)**

Fitted with three piece shower suite in white, window to side, radiator

**Bed 1: 9' 6" x 8' 9" (2.92m x 2.67m)**

Master double bed with a range of fitted wardrobes and overhead storage cupboards above the bed. Radiator, power, lighting and carpet. Window to rear, door to en suite bath:

**En suite: 3' 6" x 9' 3" (1.08m x 2.82m)**

Three piece white suite to include corner bath with shower head fitment, fully tiled walls, etched glazed window to rear tiled floor, radiator, lighting and shaver point.



**Bed 2: 9' 0" x 6' 6" (2.76m x 2.00m)**

Twin room with window to rear, power and lighting, fitted wardrobe and storage cupboard, carpet, radiator.

## **POINTS OF NOTE:**

Classed as a 'holiday home' this property is fully furnished, with quality fixtures and fittings, exempt from Council Tax. The current vendors have a 30-year lease with an option to continue this for another 30 years and a ten year guarantee on the chalet. The Grounds maintenance is £2,000 per annum, however the vendors will pay this for 2008. The property can also be permanently inhabited for a period of 10½ out of 12 months from (Jan 7<sup>th</sup> for 6 weeks). Ideal for those who wish to travel or work away from home.

## **Externally:**

Situated to the right of a private drive around the site, approximately 100m from the site office. Paved driveway to the side with parking for two cars, raised patio decking area with fence around. Small shed, garden to the rear and established garden area to the side.

## **Directions:**

From Sedbergh take the A684 to Hawes after the bridge take the first lane on the left signposted 'Pinfold' caravan site. Parking can be found on the left in front of the security gate, the chalet is the third on the right.

**Services:** Mains gas, electric and drainage.

**Title:** Leasehold

**Council Tax:** N/A

**Viewing:** Cobble Country

**Tel :** 015396 21000 **Fax :** 015396 21710

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## **FURNISHING INVENTORY.**

These items are included within the chalet upon purchase:

**Three Seater sofa and chair.**

**Dining table and four chairs**

**Coffee Table**

**Side Table**

**TV Stand**

**Fridge/Freezer**

**Double Bed**

**Two single beds**

The kitchen is fully fitted with base and wall units. Both of the bedroom have fitted wardrobes and cupboards. The lounge has a large fitted bookshelf.

## **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**

## **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 1<sup>st</sup> 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.

**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 independantly 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.