



Oakdene, Garsdale Road, Sedbergh, LA10 5JN

Cobble Country

Oakdene, Garsdale Road, Sedbergh, Cumbria, LA10 5JN

A unique period property located within the Yorkshire Dales National Park, one mile outside the charming market town of Sedbergh.

This property benefits from outstanding panoramic views of the surrounding countryside and Howgill Fells and would be a perfect guesthouse in this desirable part of the country.

The accommodation briefly comprises: 6 Double bedrooms all ensuite, downstairs WC, Study, 2 Reception Rooms, Dining Room and Kitchen. To the second part of the property there are 5 Double bedrooms again all ensuite and a kitchen. Below the property is also a large basement area providing great storage or opportunity for development into further accommodation or a Granny Annex with it's own separate access, subject to relevant approval.

Oakdene offers period and original features throughout.

Positioned in its own private grounds with feature established large pond with natural water supply, Oakdene also benefits from ample private parking.
No forward chain.

Guide Price Of £895,000



The Accommodation Comprises:

Approach to the property is via a private drive through the maintained gardens and past the feature pond, leading up to the front entrance.

Entrance Hall

The property is accessed by an inner porch with pitch pine door with feature lead paneled windows.

Study

Useful third reception room currently used as a study area. Original sash window to front and feature fireplace.

W.C

Low-level W.C with pedestal wash hand basin, floor tiles, frosted window to gable.

Reception Room One

Spacious reception room to the front of the property with neutral décor. Large Sash windows to the front and gable make this a very bright sunny room. Attractive fireplace with marble heath.

Reception Room Two

A large lounge area with an open feel towards the fells. Feature fireplace and Victorian cornice ceiling. Fan doors to the Dining room.

Dining Room

Open fireplace with original sash windows to the gable and rear of the property. Ample dining space with access door through to the kitchen.

Kitchen

Range of wall and base units to include two stainless steel sinks with draining area, dishwasher, and cooker with gas hob, grill and microwave station. Ample space for dining area and freestanding units/recess space. External door to rear and windows to rear.

Hall

An open area with access doors to most principal rooms, including access to the second part of the accommodation and door down to a large basement area (12.56m x 7.55m - Longest Lengths).

Outstanding pine open staircase leads to the first floor, which comprises of 6 Double bedrooms, benefiting from ensuite shower rooms, open fire places and original period features to include an original Victorian bath with vanity washbasin with marble top.



Additional Accommodation;

Bedroom One (4.65m x 4.53m)

Bright double room with external door and window to front. Ensuite shower room comprises of low-level W.C, pedestal wash hand basin and shower cubicle with electric shower.

Bedroom Two (4.69m x 3.14m)

Double room with ensuite shower room. Double-glazed windows to rear and open paneled windows to hall. Built in useful storage cupboards.

Kitchen (4.63m x 2.70m)

Range of wall and base units, stainless steel half sink with drainer. Fitted electric cooker with separate gas hob and space for free standing fridge/freezer. External door to the side of the property.

Stairs lead to the first floor bedrooms

Bedroom Three (2.76m x 3.62m)

Double bedroom with ensuite shower room, double glazed window to gable and built in storage cupboards.

Bedroom Four (3.36m x 4.67m)

Spacious bright room with ensuite shower room. Double glazed windows.

Bedroom Five (2.80m/7.20m x 4.57m - L Shaped)

Steps up to bedroom area - Another double room with ensuite bathroom with electric shower over, Low level W.C and wash hand basin.



Services Mains Electricity, Main gas, Private water supply and drainage.

Tenure We are advised by the vendor that the property is Free Hold

Council Tax Band We are advised that the property is in Band G.

Directions From the M6 Motorway, Jct 37 take the A684 towards Sedbergh. On the approach to Sedbergh, drive through the Town staying on the A684 heading towards Garsdale. Oakdene is located on the left hand side approx a mile out of the Town.

Viewings

Viewings are strictly by arrangement with the sole agent - Cobble Country Property 59 Main Street, Sedbergh, Cumbria. LA10 5AB

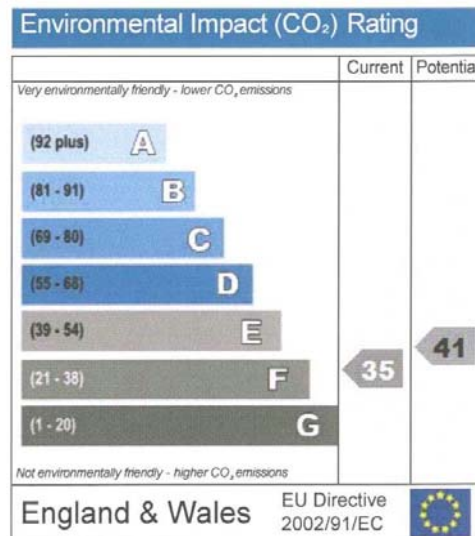
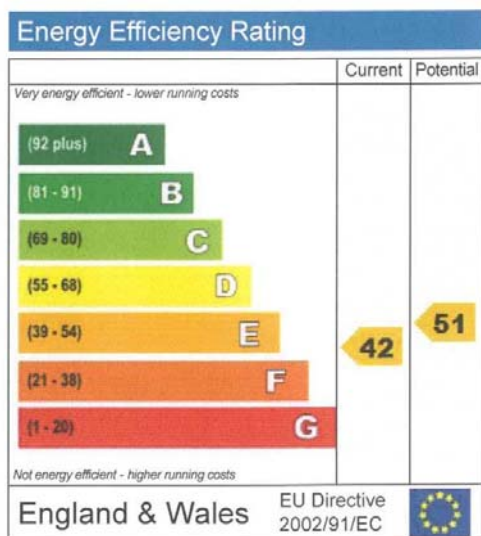
Tel: 015396 21000 cobblesedbergh@yahoo.co.uk www.cobblecountry.co.uk

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.

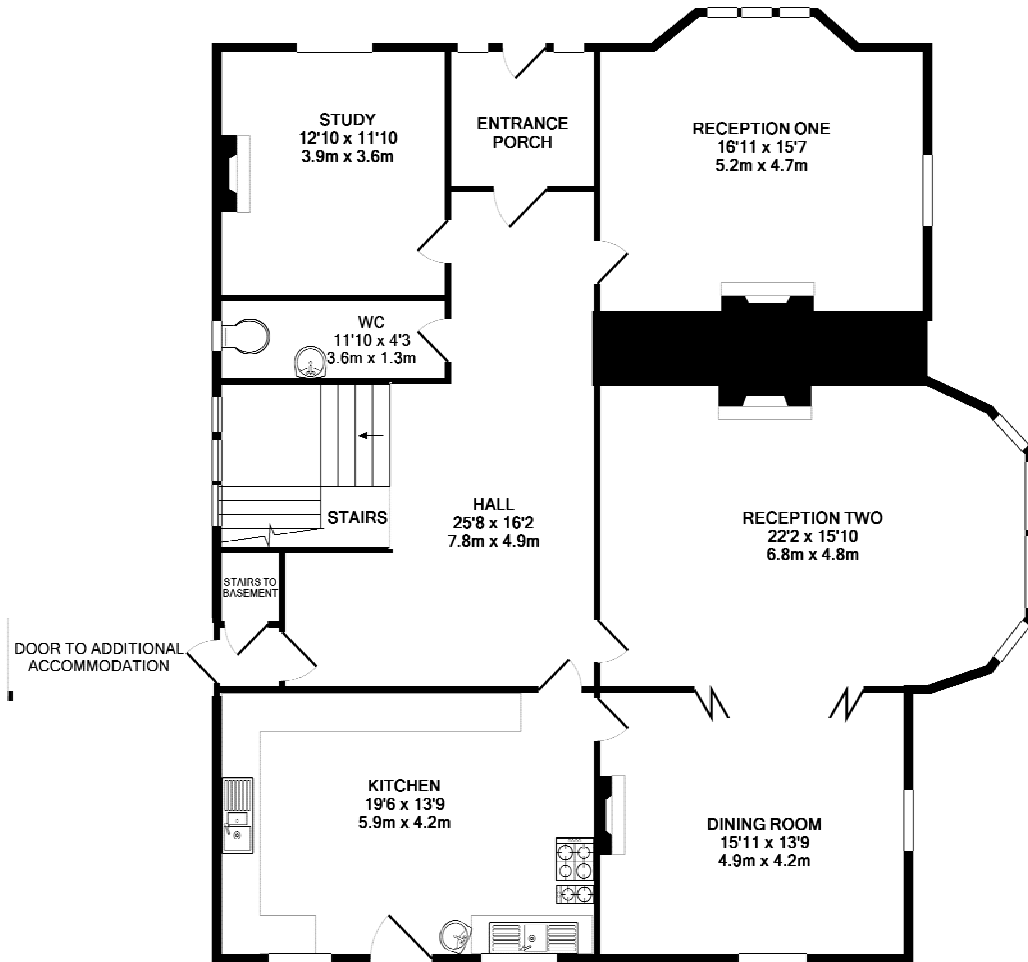
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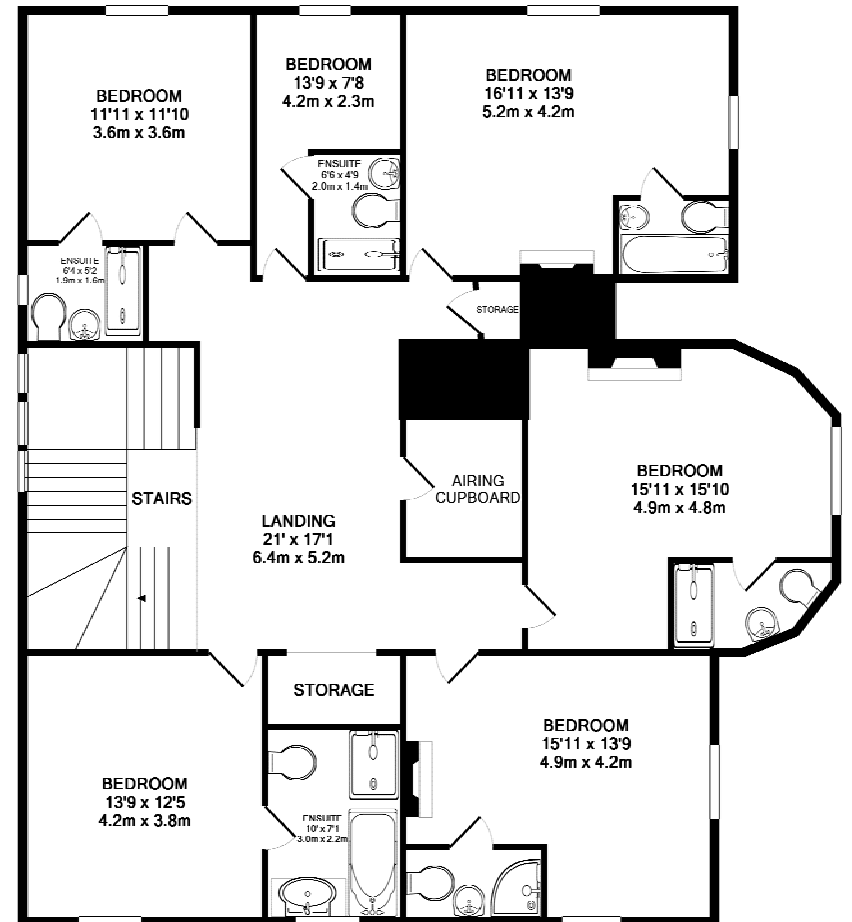


PLEASE CONTACT THE AGENTS BEFORE TRAVELLING ANY DISTANCE TO VIEW, TO ARRANGE AN APPOINTMENT AND TO DISCUSS ANY POINTS OF PARTICULAR IMPORTANCE

Floor Plan



GROUND FLOOR
APPROX. FLOOR
AREA 163.2 SQ.M.
(1757 SQ.FT.)



1ST FLOOR
APPROX. FLOOR
AREA 157.6 SQ.M.
(1696 SQ.FT.)

TOTAL APPROX. FLOOR AREA 320.8 SQ.M. (3453 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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