



4 Farfield Row, Sedbergh, LA10 5LW

**Cobble Country**

## 4 Farfield Row, Sedbergh, Cumbria, LA10 5LW

**A C19th stone cottage situated in a row of five at the bottom of a lane leading from Farfield Mill Arts & Heritage center in Sedbergh. This three-bedroom property has scope for modernisation. The property benefits from enclosed private garden with outhouse and stunning views.**

**Ideal holiday home/investment.**

**OFFERS INVITED**

**(Guide Price £197,000)**

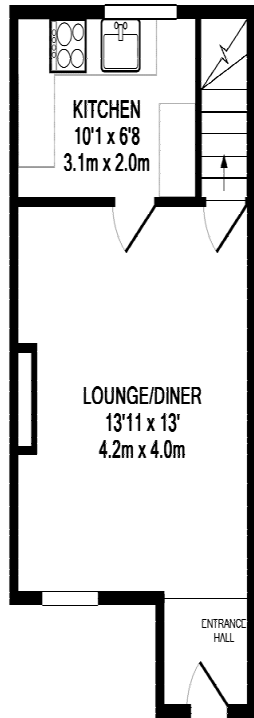
The accommodation briefly comprises of: Lounge/dining room accessed through an inner porch with space for coats and shoes, a stone fireplace provides a focal point to the room, doors lead to the kitchen and staircase. To the first floor: a large double bedroom and family bathroom, to the second floor a second double bedroom and good sized third bedroom (double room).

The property is at the end of a lane culminating in an open area where vehicles can be parked and turned. The gardens are situated in a row, bound by a stonewall and a row of outhouses used as wood and coal sheds. The rear of the cottages sits at the base of a steep bank of which a half is in the ownership of the cottages. This is a very pleasant, quiet and tranquil environment that is quite unique.

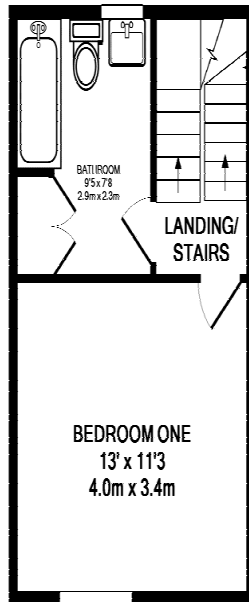
Although in a rural location the property is situated close to the town of Sedbergh and all local amenities.

Council Tax: South Lakeland District Council. Tax Band C- £1104.04 per year (08/09)

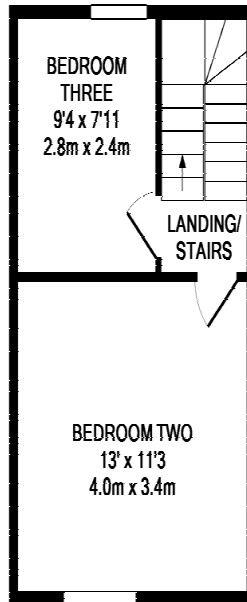




GROUND FLOOR  
APPROX. FLOOR  
AREA 26.8 SQ.M.  
(288 SQ.FT.)



1ST FLOOR  
APPROX. FLOOR  
AREA 24.9 SQ.M.  
(268 SQ.FT.)



2ND FLOOR  
APPROX. FLOOR  
AREA 24.9 SQ.M.  
(268 SQ.FT.)

TOTAL APPROX. FLOOR AREA 76.6 SQ.M. (825 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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## 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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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.

## DIRECTIONS

Driving into Sedbergh on the A684, from Kendal, drive through the centre of Sedbergh following signs for Kirkby Stephen. Following the signs for Kirkby Stephen after approximately 1 mile you will see a small single lane on the right and our sign, follow this and the cottages are situated at the end of the lane..

## VIEWINGS

Viewings are strictly by arrangement with the agent.

**59 Main Street, Sedbergh, Cumbria. LA10 5AB**

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