

59
Main Street
Sedbergh,
LA10 5AB

Cobble Country

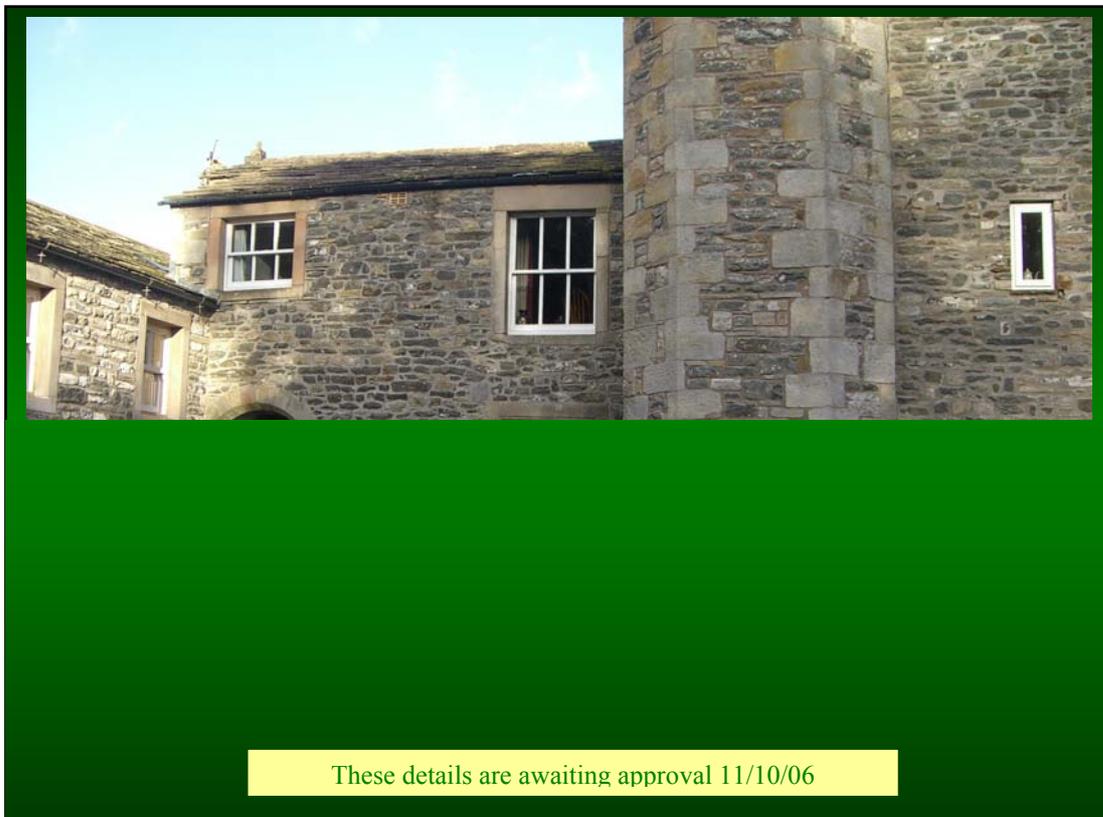
Dales & Lakes.

Town & Country Property Agents. Est. 1992

123
Highgate
Kendal,
LA9 4EN

FOR SALE

**Character Cottage within the Courtyard of Ingmire Hall
Offers around £249,950**



The Stables, Ingmire Hall, Sedbergh, Cumbria, LA10 5HR

A two bedroom cottage situated within the courtyard of Ingmire Hall comprising large lounge dining room with character beams and open fire, kitchen, bathroom with separate shower, cloakroom, court yard garden to rear and shared access to front courtyard. Four acres of managed parkland, ample parking and tennis court. An excellent opportunity to purchase a quality property, within a fantastic location with great views.

Telephone: 015396 21000

www.cobblecountry.co.uk

Facsimile: 015396 21710

Ground Floor

Entrance Hall

6' 0" x 8' 9" (1.843m x 2.694m)

Accessed via the left hand side of a feature arch beneath the turrets of the courtyard. There is an 8 pane wooden double glazed sash window with views to the courtyard, a triple centre light and a radiator. This is a nicely proportioned carpeted inner hall with access to the cloakroom, bed 1&2, stairs to first floor.

Cloak room

5' 2" x 3' 9" (1.576m x 1.170m)

Single feature window within the curve of the turret, radiator white suite, centre light, extractor fan.

Bedroom 1



9' 0" x 15' 11" (2.757m x 4.862m)

A bright double room with good storage comprising of a double fitted wardrobe and two further under stairs cupboards. An 8 pane wooden double glazed sash window gives good light and a view to the rear of the property. Radiator, fitted corner low level unit, triple centre light.

Bedroom 2

9' 2" x 8' 7" (2.816m x 2.621m)

Another double room with a feature 8 pane double glazed sash window to rear, double fitted wardrobe, ceiling light, radiator, double fitted wardrobe.

First Floor

Dining Lounge



18' 0" x 15' 1" (5.505m x 4.601m)

A spacious character room with good light from two bespoke wooden double glazed small pane windows to the rear and one to the front with views to the courtyard and entrance. This room benefits from an open fire with wooden over mantle and wood/slate surround. The ceiling has been raised to the roof height, to expose 8 large feature ceiling beams. 2 ceiling lights, 2 radiators and a walk in airing cupboard. An area to the side of the room under the window to the front is currently used as a dining area.

Kitchen



9' 3" x 11' 3" (2.828m x 3.442m)

Range of base and wall units in dark oak, stainless steel sink and drainer, plumbed for washer, dryer, space for fridge. 'Hygena' electric four hob, 'Cookers' inset two oven appliance, 'Worcester' central heating boiler, radiator, centre light. Feature 6 pane wooden double glazed sash window to rear, with inset beam over and 2 beams to ceiling.

Bathroom



10' 6" x 5' 3" (3.201m x 1.609m)

Bright and airy bathroom. Half tiled to walls, white suite, to include medium oak panelled bath and gold accessories. Separate shower, with electric shower over, fully tiled, feature 6 pane wooden double glazed window to front, 2 ceiling beams.





Ingmire Hall is accessed from the A684 Sedbergh to Kendal road. A small sign indicates the entrance up a tarmac drive, which sweeps round to the parking area and the hall. The courtyard is situated immediately to your left and accessed via a stone entrance. The front door of 'The Stables' is located within the left side of the arched feature of the turrets. The property has views into the courtyard and to an area of lawn to the side with a feature bird bath. Externally the building is easily distinguished by the two large turrets which are situated in the centre of the courtyard. The cloak room to the stables has been developed from the lower half of the left hand turret. The property also benefits from a private rear terrace garden as well as the shared access of the parkland and ample parking.

Points of note: The land surrounding the property will be under management by the current vendor, details of which can be obtained by them upon viewing.

Directions: Taking the A684 to Kendal from Sedbergh, approximately 1.5 miles from the centre past the coal merchants on your right, the road descends down the hill and bends to the right. At the point of the bend, there is a tarmac drive directly ahead of you and a small ground level sign for 'Ingmire Hall'.

Services: Mains electric and water, LPG gas, private drainage.

Viewing: Strictly by arrangement with Cobble Country Property only.
Tel : 015396 21000 Fax : 015396 21710.

E-mail : cobblesedbergh@yahoo.co.uk

Council Tax: Band D Currently this is £1,356.12 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

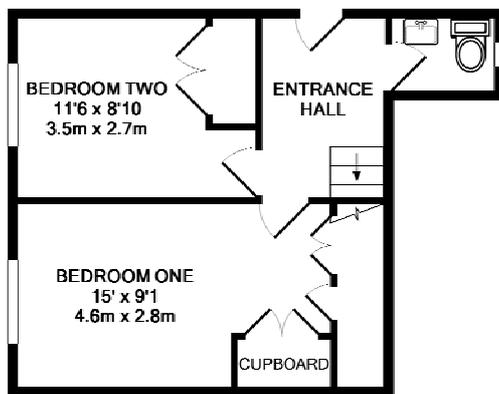
As you are aware, your home is at risk if you do not keep up the repayments on a mortgage or any other loan secured on it.

MAKING AN OFFER

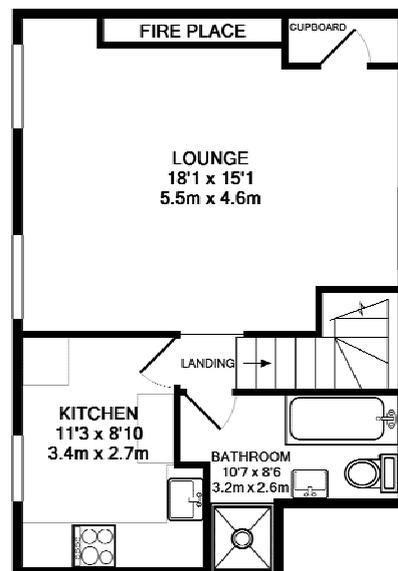
The Money Laundering Regulation 2003 came into effect on 1st March 2004. Cobble Country Property, as agents for the sale of the property, are required to formally check the identification of the purchaser of the property. In addition, the purchaser is required to provide information regarding the source 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 31.1 SQ.M.
(334 SQ.FT.)



1ST FLOOR
APPROX. FLOOR
AREA 42.5 SQ.M.
(457 SQ.FT.)

TOTAL APPROX. FLOOR AREA 73.6 SQ.M. (792 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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