



2 Cross Close, Sedbergh, Cumbria

Cobble Country

2 Cross Close, Sedbergh, Cumbria, LA10 5HP

Delightful semi detached Gamekeepers cottage with garage situated on the westerly outskirts of Sedbergh. The property benefits from superb scenic surroundings and has undergone an extensive modernisation programme. There is easy access to the M6 motorway and Sedbergh Town with all local amenities including shops, post office, schools, pubs and restaurants.

Asking Price £325,000

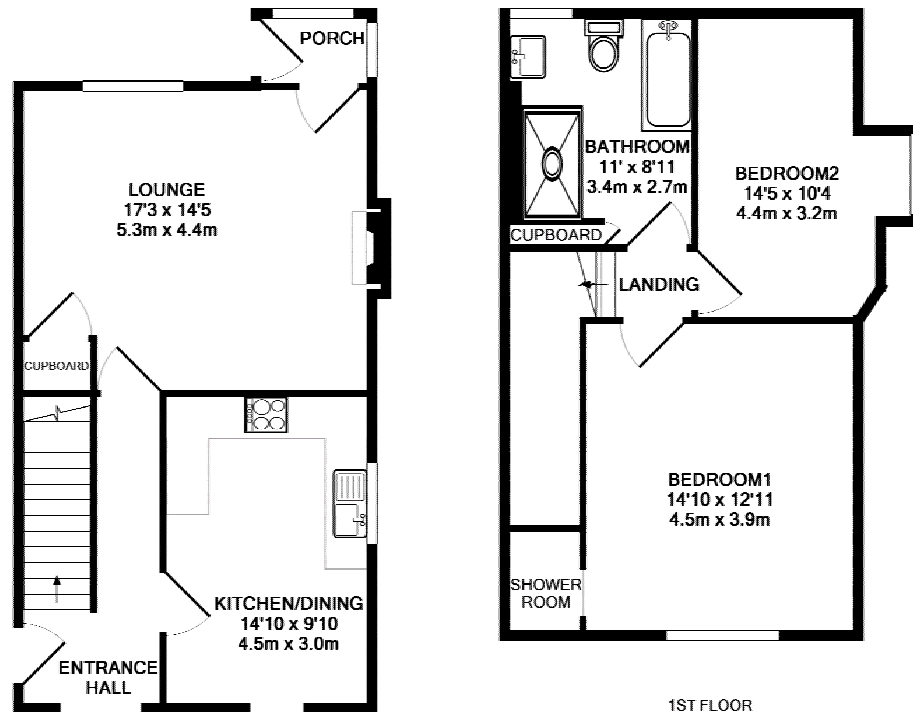
Entrance to the property is via a half glazed porch providing access to the original front door and hallway, which leads directly to the kitchen, lounge and staircase to the first floor. The newly fitted kitchen diner briefly comprises of a range of floor and wall mounted units, built in oven, ceramic hob with overhead extractor and recess space for fridge freezer and dishwasher. The Lounge is south facing and benefits from a large window with aspect towards Middleton Fells, open fireplace and a useful understairs cupboard.

A staircase leads from the hallway to the first floor, two large double bedrooms, en suite shower room to master and modern family bathroom comprising of a contemporary four piece suite. A rear porch leads to the established garden with mature shrubs, flowers and small trees. There is a large shed to the rear of the property and outside WC along with an attractive summerhouse with an outside decking area in elevated position offering stunning panoramic views. A block-paved driveway provides ample parking for at least six vehicles and leads to the garage at the front of the property. The garage is a stone built more recent addition, with timber side opening double doors to the front and good storage space in the roof.

Internal inspection is highly recommended to appreciate the charm and quality on offer.

We are advised by the vendor the property is in Council Tax Band D





GROUND FLOOR
APPROX. FLOOR
AREA 47.1 SQ.M.
(507 SQ.FT.)

1ST FLOOR
APPROX. FLOOR
AREA 46.0 SQ.M.
(496 SQ.FT.)

TOTAL APPROX. FLOOR AREA 93.1 SQ.M. (1002 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 ©2008

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.

DISCLAIMER

The use of photographs for this publication are for your information only, it should not 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 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

Head west from Sedbergh towards Kendal. On leaving the speed restricted area, turn first left just after the Coal Station (which is on the right). The house is 60 meters onwards on the right of the two properties.

VIEWINGS

Viewings are strictly by arrangement with the agent.

59 Main Street, Sedbergh, Cumbria. LA10 5AB

Tel: 015396 21000

cobblesedbergh@yahoo.co.uk

www.cobblecountry.co.uk

