



5 Castlehaw, Sedbergh, Cumbria. LA10 5AJ

**Cobble Country**

## 5 Castlehaw, Sedbergh, Cumbria. LA10 5AJ Yorkshire Dales National Park

**A recently refurbished and converted family home with nice views in the heart of the Yorkshire Dales, within walking distance of Sedbergh Town Centre. Internal inspection is highly recommended.**

**Guide Price of £255,000. This property has a local occupancy restriction on it.**

The property benefits from a front and side access, parking on a private drive for two cars, an established, secluded garden with an open aspect and lovely views. Situated in a quiet cul de sac, the property is very well placed for access to local amenities and both primary and secondary schooling. (Both of which are highly recommended).

Internally the property offers 4 bedrooms, a very pleasant lounge with feature fireplace, a large kitchen dining room and a rear porch offering further access into a large storage/utility and WC. The property extends over three floors; to include three further beds and a family bath to the first floor and a character double bed with en suite to the top floor. Services include mains gas fired central heating, mains water, drainage and electricity.

Currently the property is listed as Band B @ £1,104.04 per annum. We are informed that this is a Freehold property.





### **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**

From Sedbergh High Street, take a left on the A683 Cautley Road towards Kirkby Stephen. Take the first left into 'Castlehaw' the property is found on the left hand side.

### **VIEWINGS**

Viewings are strictly by arrangement with the agent.

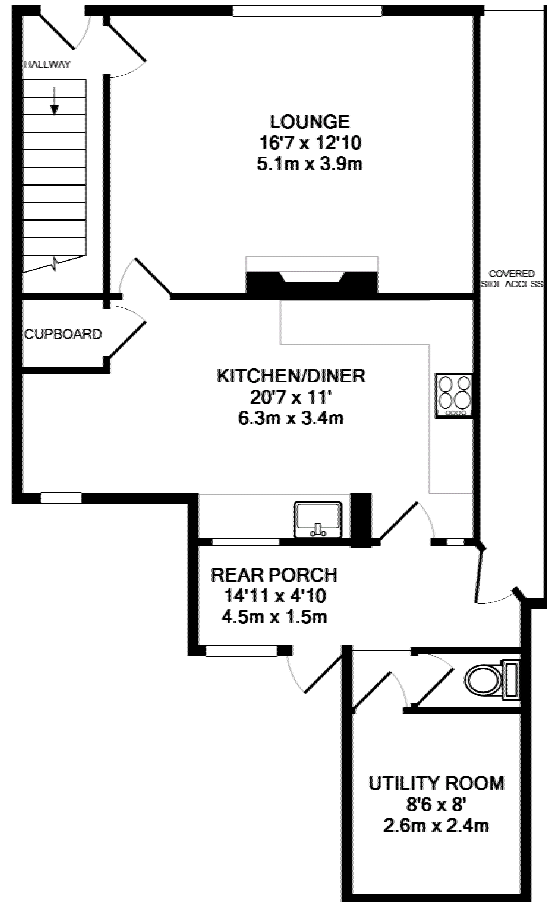
**59 Main Street, Sedbergh, Cumbria. LA10 5AB**

Tel: 015396 21000

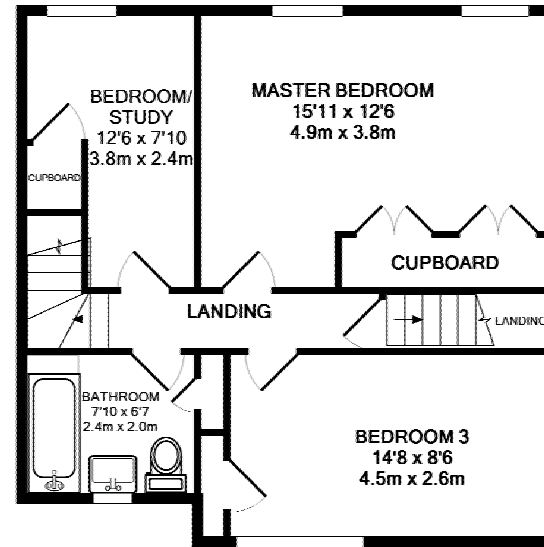
[cobblesedbergh@yahoo.co.uk](mailto:cobblesedbergh@yahoo.co.uk)

[www.cobblecountry.co.uk](http://www.cobblecountry.co.uk)

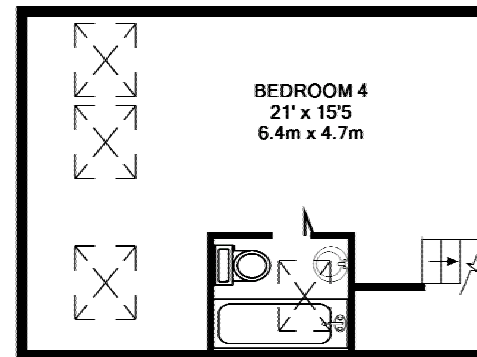




GROUND FLOOR  
APPROX. FLOOR  
AREA 66.5 SQ.M.  
(715 SQ.FT.)



1ST FLOOR  
APPROX. FLOOR  
AREA 51.3 SQ.M.  
(552 SQ.FT.)



2ND FLOOR  
APPROX. FLOOR  
AREA 30.1 SQ.M.  
(324 SQ.FT.)

TOTAL APPROX. FLOOR AREA 147.8 SQ.M. (1591 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