

59  
Main Street  
Sedbergh,  
LA10 5AB

# Cobble Country

## Dales & Lakes.

Town & Country Property Agents. Est. 1992

123  
Highgate  
Kendal,  
LA9 4EN

# FOR SALE

**3 bed family house with garden and garage**  
**Offers around £229,000**



**1 Rawthey Gardens, Sedbergh, Cumbria, LA10 5DZ**

An excellent opportunity buy a family home in a good location comprising, dining kitchen with folding French doors, opening through to lounge with fireplace, cloakroom with WC. Upstairs there are three bedrooms, large bathroom with space for a separate shower. Externally garage with power, small lawn to front, French doors to the rear garden with feature stonewall, parking.

Telephone: 015396 21000

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

Facsimile: 015396 21710

## Ground Floor

### ENTRANCE HALL

Cloak cupboard, carpet, ceiling light, smoke alarm, thermostat, rope hand rail, pine balustrade and spindles, BT socket, radiator. Under stairs cupboard with w.c and hand washbasin. Doors to lounge and:

### DINING/KITCHEN

16' 8" x 9' 10" (5.1m x 3.0m)

Range of lime base and wall units, splash back in co-ordinating stone effect tiles, electric hob, electric fan oven. 1½ stainless steel sink, window to garden, gas central heating boiler (Vallaint), radiator, coving to ceiling. Open plan to dining area to include, French doors onto rear garden, folding French doors into the lounge, ceiling light, two radiators, coving to ceiling.



### LOUNGE

12' 9" x 10' 5" (3.9m x 3.2m)

Accessed via the dining area and also from the front hall, to include a fireplace with mahogany surround, marble inset and hearth. Two alcoves, window to front, ceiling light, radiator, coving to ceiling.



### FIRST FLOOR

Accessed via the staircase from the main hall, the upper landing has a central light, loft access, fitted cupboard and doors to:

### BEDROOM 1

12' 9" x 12' 5" (3.9m x 3.8m)

Large double room to include, window to front, 3 fitted wardrobes, one with inset mirrors, cream carpet, radiator, ceiling light.

### BEDROOM 2

16' 4" x 8' 10" (5m x 2.7m)

Large double room over the garage to include: fitted wardrobe, window to front, radiator, loft access, cream carpet and ceiling light.



### **BEDROOM 3**

11' 1" x 7' 6" (3.4m x 2.3m)

Currently used as a study, ceiling light, window to rear, radiator.

### **BATHROOM**

9' 2" x 5' 6" (2.8m x 1.7m)

3 piece suite, half tiled, extractor, window to rear, chrome accessories. This is quite a large bathroom with an unused space that could be utilised for a shower unit in required/wanted.

### **GARAGE**

16' 4" x 8' 10" (5.0m x 2.7m)

Integral to the main structure of the house with access from the front or rear garden. With power, ceiling light and water.

### **EXTERNALLY**

The property is situated on the corner of a quiet Cul de sac with an open aspect to the rear. The front of the property features a small lawn area with established planting to the left and a driveway with parking for one car to the right. The front door is accessed from a staircase with handrail. The rear garden is accessed both from the house and from the rear door of the garage. The garden is very pleasant with mature planting and benefits from a lovely stone wall surrounding it. There is a flagged patio area to the rear French doors, the garden is currently laid to gravel with feature low level planting. However this area is of good proportion and could be laid to lawn. There is a pleasant open view towards a green area with tennis courts, and a copse of trees.



**Directions:** Driving into Sedbergh on the A684, Kendal, just before the RS Morphet garage on your left there is a road to your right (Busk Lane), after turning into this, take your first right into Rawthey Gardens.

**Services:** Mains electric and water, drainage and gas

**Viewing:** Strictly by arrangement, with Cobble Country Property only.

Tel : 015396 21000 Fax : 015396 21710.

**E-mail :** [cobblesedbergh@yahoo.co.uk](mailto:cobblesedbergh@yahoo.co.uk)

**Council Tax:** South Lakeland District Council. Tax Band D: £1354.57 Tax year 06/07

## **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**

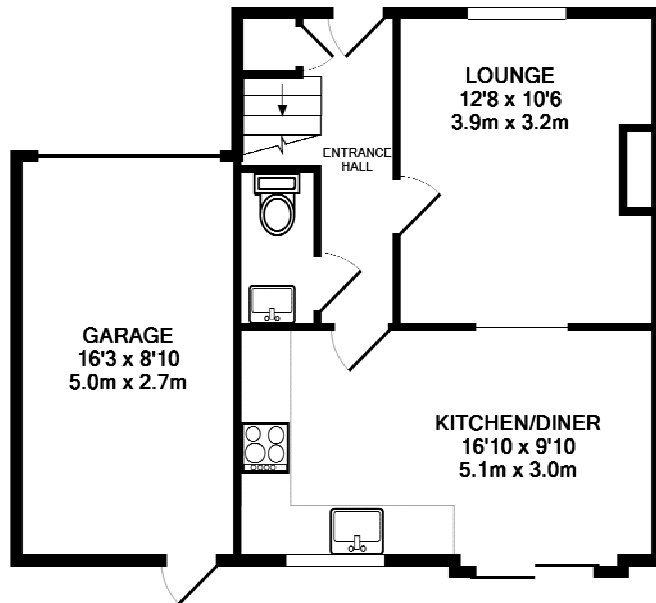
As you are aware, your home is at risk if you do not keep up the repayments on a mortgage or any other loan secured on it.

## **MAKING AN OFFER**

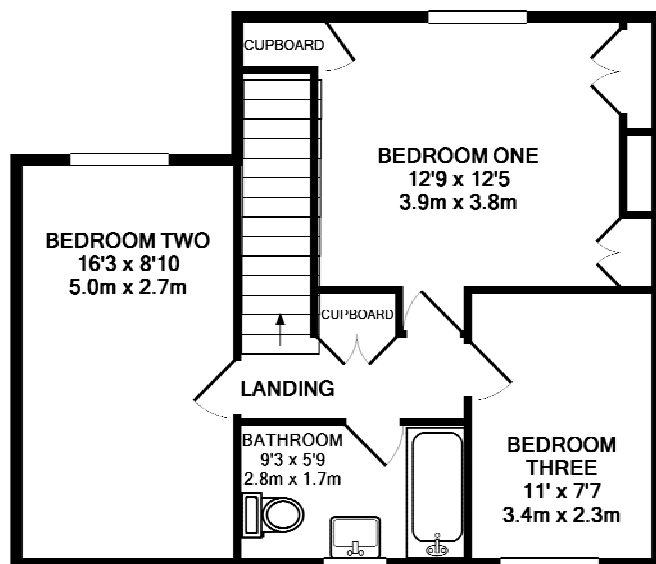
**The Money Laundering Regulation 2003 came into effect on 1\* March 2004. Cobble Country Property, as agents for the sale of the property, are required to formally check the identification of the purchaser of the property. In addition, the purchaser is required to provide information regarding the source 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 48.2 SQ.M.  
(519 SQ.FT.)



1ST FLOOR  
APPROX. FLOOR  
AREA 47.9 SQ.M.  
(515 SQ.FT.)

TOTAL APPROX. FLOOR AREA 96.1 SQ.M. (1034 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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