

1 of 1 for **6 Loftus Manor**

For Sale

COBBLE COUNTRY
Property

*Property Sales, Rental and Management Professionals in
Sedbergh, Western Yorkshire Dales and East Cumbria Lakes at:*

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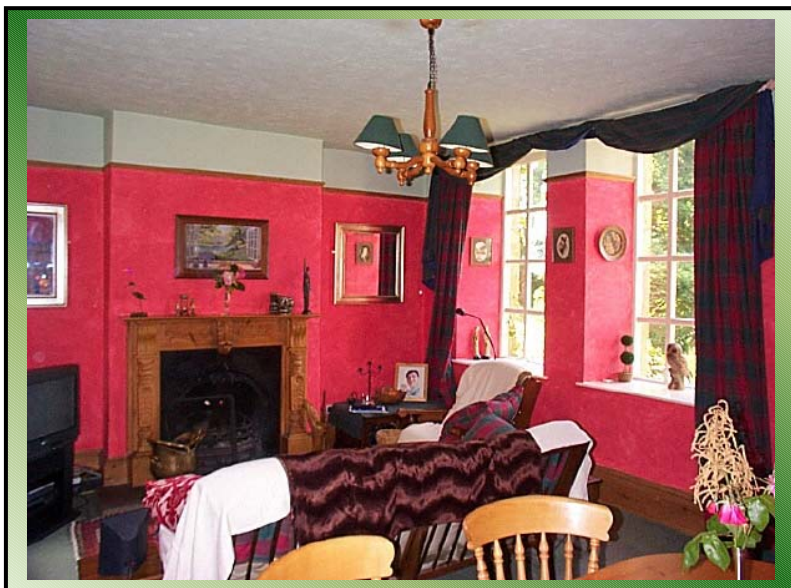
End Terrace of former Victorian Workhouse £239,000



6 Loftus Manor, Sedbergh Cumbria LA10 5SQ

Light and airy 1970's conversion of the former Victorian 'Poor' house in Sedbergh provided 7 dwellings of which No. 6 is the East wing with a private garden to the South side leading into the communal lawned area. Windows to North & South in the lounge makes a delightful environment. Ground floor wc room and kitchen with 2 bedrooms and bathroom upstairs. Garage and gardens.

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Lounge

6.20m x 4.22m (20ft4in x 13ft10in)

Pine door to lobby from North entrance from car parking and garage area through to Lounge with 4 large 12 paned double glazed windows. Grand fireplace with wood surround on slate hearth with ornate grate and surround. 2 double radiators. Double sockets with TV and phone outlets.

Kitchen *3.68m x 1.50m (12ft1in x 4ft11in)*

Quarry tiled floor with 3 x 500 base, 2 x wall cupboards. Tiled worktop around stainless steel sink with single mixer tap. 2 double sockets. 2 pan shelves. 1 Xpelair. Triple spotlight fitting. 2 double glazed windows. Rear door with extra security door. Belling double oven with 4 ring hob. Whirlpool washer.



Bedroom 1 *4.62m x 3.35m (15ft2in x 11ft0in)*

Full height fitted shelving inside cupboard doors and space for 2 additional wardrobes in this good sized bedroom with a North & South window with secondary glazing. 1 Top opening frame, 1 sash.



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Bedroom 2

3.53m x 2.69m (11ft7in x 8ft10in)

Top opening Georgian style window with lower half secondary glazed. Single radiator.



Bathroom 2.57m x 1.60m (8ft5in x 5ft3in)

Avocado bath with chrome grab rails and shower connector from mixer taps. Wah hand basin and economy flush tank WC.

Picture from the bathroom window.

Airing Cupboard

Large airing cupboard with Gas boiler and hot water cylinder and shelves and hanging rails

Picture from Garage to front of house



Garage	The end garage of a block of 6 units is easily accessible from the house across the tarmaced car parking area.
Gardens	A private rear south facing garden accessed from the kitchen is adjacent to open farmland and yet enjoys mature tree and shrubbery plantation for its privacy. Walk through to the path leading around the top of the wall separating private gardens from the communal lawns and it allows separate access to the Main Road.
Services	Mains Gas water electric and drains. Telephone by arrangement with BT.
Management Charges	There is an annual charge of £120 for collective costs payable to the Loftus Manor management company of which the owner of 6 Loftus Manor has ownership of 1 of the 10 shares of this company
Council Tax	Band D £1290.59 payable in 2005-06
Viewing	By arrangement with Cobble Country Property only. Tel : 015396 21000 Fax : 015396 21710. E-mail : admin@cobblecountry.co.uk
Directions	From Sedbergh, take the road to Dent and immediately after the brow of the hill where the road forks to the M6, 100 yards on the left is Loftus Manor. No. 6 is through the rear of the building to the car park and is the far house.
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.
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