

59
Main Street
Sedbergh,
LA10 5AB

Cobble Country

Dales & Lakes.

Town & Country Property Agents. Est. 1992

123
Highgate
Kendal,
LA9 4EN

FOR SALE

£385,000



Ellerthwaite Buckbank Lane Cautley Sedbergh Cumbria LA10 5LL

Location

Situated just 1.6 miles from the centre of the charming book town of Sedbergh. Access is up a single track lane from the A683 to Kirkby Stephen. Sedbergh benefits from all the amenities one would expect from a small town with a thriving community. To include butchers, bakers, pharmacy, post office, doctors, dentists, excellent schools, library, cafes, pubs, restaurants and takeaway, to name a few. Buckbank is a small hedge lined lane that leads to only three properties. Ellerthwaite is placed at the foot of the Howgills with open country side to three sides and a mature deciduous woodland to one side. The open aspect affords excellent views of the surrounding dales. A period property of good proportion with excellent living accommodation, gardens to the front and rear, parking, detached garage and bridge over to woodland which includes mature trees and shrubs, chicken house/run and composting areas. The property would benefit from further work externally, advice from a builder or surveyor would be advisable.



Telephone: 015396 21000

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Facsimile: 015396 21710

Porch

2.84m x 1.83m (9ft4in x 6ft0in)

Pine boarded ceiling and light. UPVC double glazed conservatory windows and door.

Hall

2.44m x 1.78m (8ft0in x 5ft10in)

Lower wall board panel, picture rail, centre light. Smoke detector. One radiator, one double socket and one thermostat for the oil fuelled Central Heating.

Study

3.33m x 3.15m (10ft11in x 10ft4in)

The study contains a gas flame effect stove in a tiled black fire opening. There is an alcove which houses two shelved bookcases. Wainscote panelled walls. UPVC double glazed windows. One radiator, TV point, telephone point and ceiling light. Oak surround hearth and oak floor.

Cloak Room

1.83m x 0.97m (6ft0in x 3ft2in)

Coat hanging rails. Ceiling light.

Shower Room

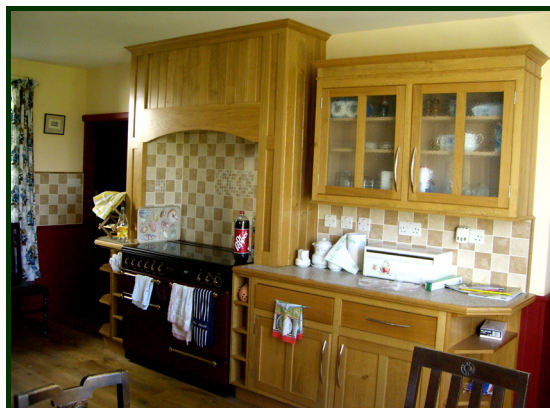
1.83m x 1.70m (6ft0in x 5ft7in)

This room is a tiled room and comprises of a corner Mirasport shower, white WC and wash hand basin. One radiator.



Kitchen 5.49m x 3.71m (18ft0in x 12ft2in)

Wainscote boarded panel wall painted red. Oak units with five full base units, three base units and drawers, five corner shelving units and five glazed wall units. Rangemaster 110 double oven and grill, five gas hobs and electric plate warmer. Large pot sink and drainer with pillar mixer. Two external UPVC windows and one wood window opening into the conservatory. There is a pair of four spotlight units. Backdrop tiling also compliments this kitchen.



Under Stairs Cupboard

0.76m x 2.01m (2ft6in x 6ft7in)

There is a cupboard under the stairs from the kitchen which has shelving and lights.

Boiler Room

2.01m x 1.37m (6ft7in x 4ft6in)

Plumbing for washing machine. Two double sockets and light.

Store

1.63m x 0.84m (5ft4in x 2ft9in)

Comprises of an Oak floor, ceiling light, UPVC double glazed window and shelf.

Lounge 5.99m x 4.44m (19ft8in x 14ft7in)

Natural fire in stone with flagged hearth. Double glazed windows to four walls, two wood, two UPVC. Four double sockets. TV point. Telephone point. Two ceiling lights. One smoke alarm. Two radiators. Oak window boards.

Conservatory

4.04m x 2.29m (13ft3in x 7ft6in)

Insulated roof on white UPVC double glazed conservatory with four openers. Two doors to the outside.



Landing

The landing area contains one radiator, two skylights, two ceiling lights, one smoke alarm and fitted cupboards at the top of the stairs.

Bedroom One 5.99m x 4.44m (19ft8in x 14ft7in)

This large bedroom contains two radiators. One ceiling light. Five double sockets. TV point. One smoke alarm. Two UPVC windows and three wood fixed light windows.



Bedroom Two 3.20m x 3.20m (10ft6in x 10ft6in)

The second bedroom comprises of two walk in areas of under eaves storage, with use as storage and clothes hanging. One ceiling light and three double sockets. One radiator.

Bedroom Three 3.15m x 3.05m (10ft4in x 10ft0in)

The third bedroom contains a cupboard with five drawers. One tall fitted wardrobe. One radiator. One ceiling light. Three double sockets.

**Bathroom**

1.45m x 1.83m (4ft9in x 6ft0in)

Plus 2' 9" x 6' for the WC.

The bathroom comprises of a white three piece suite, including a WC, bath and wash hand basin. Two UPVC white opening at top. The bathroom also has tiled walls.

Garage

3.35m x 8.69m (11ft0in x 28ft6in)

The garage is supplied with electric. There is a henhouse with run and garden store. The garden shed is adjacent to the rear lawn alongside the oil tank. Gas tank near end of garden adjacent to road.

Council Tax

Band F. Currently at £2050.35 in the year 2007 – 2008

Services

Oil Central Heating. Mains electric. Private gas, water and drainage to septic tank.

Viewing

By arrangement with Cobble Country Property only.

Tel : 015396 21000

Fax : 015396 21710.

E-mail : admin@cobblecountry.co.uk

Directions

From Sedbergh take A683 towards Kirkby Stephen and after leaving the town boundary, proceed along the straight road until a slow bend to the right with two lanes joining the road on the left. Take the second lane which continues almost in a straight line from the main road. Drive slowly up this single width lane until you see Ellerthwaite on the left and the garage and the parking bay on the right.

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.

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.

DISCLAIMER

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