

# The Butlers, Ingmire Hall, Sedbergh, LA10 5HR



**Cobble Country**

# **The Butlers, Ingmire Hall, Sedbergh, Cumbria, LA10 5HR**

**A two-bed ground floor cottage situated between 'The Tower' and 'The Main Hall'. An excellent opportunity, to purchase an affordable character cottage, within the splendor of a stately home.**

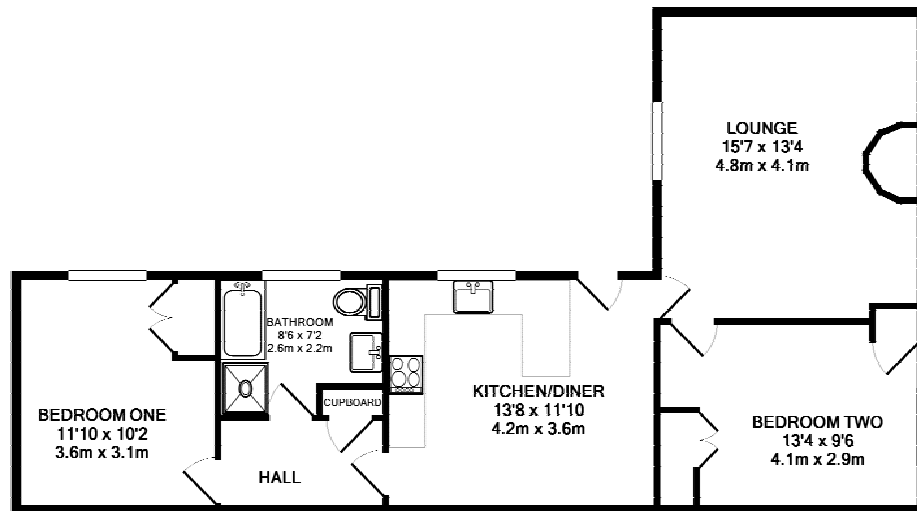
**Guide Price Of £225,000**

The accommodation briefly comprises of: Lounge, dining kitchen, family bathroom and two bedrooms. The property benefits from many character features including: a feature stone fireplace to the lounge and exposed beams. The cottage is distinguished by a small turret situated centrally to the building and has views onto the side lawn and a feature stone Urn. There is access round the back of the Main Hall to a small flagged courtyard leading to the rear Kitchen door.

Butlers Cottage benefits from shared access to the four and a half acres of managed parkland, which includes a tennis court, feature fountains, pathways, pond and stream areas, landscaped lawns and ample parking.

The land and the building maintenance, (windows, gutters), of this building will be under management by the current vendor. Costs will be approximately £1,000 per annum. 'The Butlers' Cottage is freehold.





TOTAL APPROX. FLOOR AREA 66.7 SQ.M. (718 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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## 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

Taking the A684 to Kendal from Sedbergh, approximately 1.5 miles from the center past the coal merchants on your right, the road descends down the hill and bends to the right. At the point of the bend, there is a tarmac drive directly ahead of you and a small ground level sign for 'Ingmire Hall'. Follow this drive into the car park.

## VIEWINGS

Viewings are strictly by arrangement with the agent.

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