



The Lodge, 10 Loftus Manor, Sedbergh, LA10 5SQ

Cobble Country

The Lodge, 10 Loftus Manor, Sedbergh, Cumbria, LA10 5SQ

Situated on the outskirts of the thriving Book Town of Sedbergh, this three bedroomed property offers extensive, versatile ground floor accommodation with a bright and airy theme throughout. The property is positioned at the entrance to Loftus Manor, and benefits from private parking, a single garage and delightful views towards the River Rawthey.

No Forward Chain

The accommodation briefly comprises of: A large 'L' shaped lounge with ample space for dining furniture, kitchen leading to utility room with rear door to the side of the property. From the Lounge and inner hallway leads to three double bedrooms and house bathroom and a large airing cupboard. Externally there is a single garage and private parking with ample parking for visitors. A hard landscaped patio garden with mature trees and shrubs is enclosed and gated to the side of the property adjacent to Loftus Hill.

This Property previously served as the lodge to the original workhouse dating back to 1857, the workhouse was later converted in 1977 to individual private residential properties, The Lodge remaining the main detached residence in the complex. The property benefits from high ceilings and large original windows (now with secondary glazing) and enjoys a delightful position within walking distance of Sedbergh Town centre and all amenities. Viewing Recommended.

Guide Price Of £249,000



SERVICES

Mains Electricity, Gas and Drainage are all connected.

TENURE

We are advised by the vendor that the property is Free Hold

COUNCIL TAX BAND

We are advised that the property is in Band D

DIRECTIONS

From Jct 37 of the M6 Motorway, on entering sedbergh take the second right after D.T.Close Service Garage onto Busk Lane, follow this road all the way to the end culminating in a T junction, turn right onto Loftus Hill after approximately 50yrds turn left onto Loftus Manor driveway, the property is on the left hand side of the entrance.

VIEWINGS

Viewings are strictly by arrangement with the sole agent.

Cobble Country Property

59 Main Street, Sedbergh, Cumbria. LA10 5AB

Tel: 015396 21000

cobblesedbergh@yahoo.co.uk

www.cobblecountry.co.uk

**PLEASE CONTACT THE AGENTS BEFORE TRAVELLING ANY
DISTANCE TO VIEW, TO ARRANGE AN APPOINTMENT AND
TO DISCUSS ANY POINTS OF PARTICULAR IMPORTANCE**


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 to be assumed that any fixtures fittings or contents seen within the photographs are included in the sale. All information included within the details has 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.

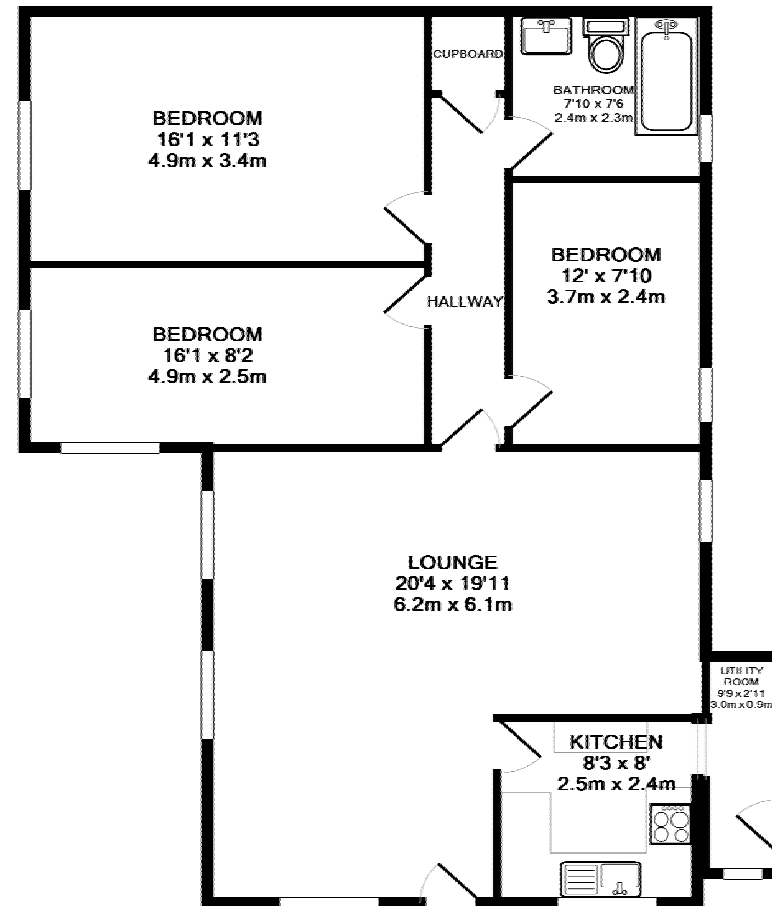
Energy Efficiency Rating

	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92-100) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		50
(21-38) F	32	
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
England & Wales	EU Directive 2002/91/EC	

Environmental (CO₂) Impact Rating

	Current	Potential
<i>Very environmentally friendly - lower CO₂ emissions</i>		
(92-100) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		43
(21-38) F	27	
(1-20) G		
<i>Not environmentally friendly - higher CO₂ emissions</i>		
England & Wales	EU Directive 2002/91/EC	

FLOOR PLAN



TOTAL APPROX. FLOOR AREA 89.1 SQ.M. (959 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

Made with Metropix ©2008

