

59
Main Street
Sedbergh,
LA10 5AB

Cobble Country

Dales & Lakes.

Town & Country Property Agents. Est. 1992

123
Highgate
Kendal,
LA9 4EN

FOR SALE

2 Bed Detached Barn Conversion
Guide Price £285,000



Knudmaning Barn, Garsdale, Sedbergh, LA10 5PN

- 2 Bed
- Y Dales N Park location
- Detached Barn Conversion
- Parking
- Fabulous Views
- Patio area and garden
- Superbly presented
- Internal inspection highly recommended

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Location

An excellent opportunity to buy a distinctive barn conversion of unique design in an area of outstanding natural beauty. Knudmaning barn is situated in the heart of the Yorkshire Dales National Park, in an elevated position commanding fabulous views of the surrounding fells and dales. There is good access to the bustling market town of Hawes, which offers an excellent range of shops and amenities and the quaint 'Book Town' of Sedbergh in Cumbria, which also offers a range of excellent facilities. Internally this property offers a wealth of period features, to include a magnificent vaulted ceiling and well designed raised mezzanine styled kitchen, which allows for an open and stylish living space. The accommodation is very flexible with two good bedrooms, bathroom with roll top bath, and further sitting room/occasional guest bedroom 3. Currently used as a holiday home this lovely property would suit anybody looking for good quality home within a unique environment.

Entrance Hall

4' 2" x 7' 8" (1.27m x 2.34m)

Accessed from the gravel courtyard area to the front into the inner hall featuring exposed stone wall with shelf and coat hanging rail, small pane glazed door through to the sitting room.

Sitting Room

11' 10" x 12' 8" (3.61m x 3.86m)

A very pleasant reception room with good light from two windows to the front and side affording excellent views of the surrounding fells, dales and river. Comprising laminate flooring, exposed natural stone wall and solid fuel stove to corner which creates a nice feature. Open access up to the inner hall and bathroom. Door to bed one. Economy 7 radiator to one wall and a central heating radiator to the other.



Bedroom One

10' 5" x 9' 3" (3.18m x 2.82m)

Through a natural timber panel door to bedroom one. A good double room with window to side with lovely views, washbasin with vanity unit, and tiled floor.



Bedroom Two

8' 8" x 9' 6" (2.64m x 2.9m)

Situated just off the inner hall, adjacent to the bathroom with a window providing good light and views towards the garden area and the fells. A double room with wall lights, and tiled floor.



Bathroom

10' 4" x 5' 6" (3.15m x 1.68m)

The bathroom is situated on the left just off the corridor to the inner hall and adjacent to bedroom two. Comprising tiled floor and walls around the bath and shower area.

'Wainscote' style wood paneling to lower walls on two sides with washbasin inset into a wood panelled base. Distinctive roll top cast iron bath with mixer taps and shower attachment, with separate electric shower over. Radiator to wall and deep sill window with views to rear.

Inner Hall

10' 9" x 6' 2" (3.28m x 1.88m)

Tiled floor with cupboard on landing plumbed in and holding space for washing machine and small storage. Carpeted stairs leading up to main lounge.



Lounge - Dining 16' 9" x 15' 7" (5.11m x 4.75m)

A large open plan lounge dining room with original spectacular vaulted ceiling. Comprising: Exposed stonewall to rear of room with feature beam over and beautiful arched window above allowing for good light. Large centrally placed multi fuel stove, set on natural flagged hearth. Traditional quality stone floor, suspended 'chandelier' styled triple light fittings 2 radiators, 1 storage heater (E7), small pane French doors leading to patio. Stairs lead up to the distinctive and stylish Mezzanine styled kitchen area. An exposed stonewall creates an appealing focal point and good dining area.



Kitchen 9' 6" x 13' 6" (2.9m x 4.11m)

The raised level kitchen offers an excellent working area with good southerly natural light to the mezzanine from lounge. Cherry wood wall and base units with fitted fridge /

freezer, electric cooker and canopy, dishwasher, centre lighting, under unit lighting and glazed wall unit lighting offer a pleasing work environment whilst not being separated from friends or family in the lounge area. Stainless steel sink and drainer. Tall cupboard to side housing 'Sime' central heating combination boiler with hot water storage tank and header tanks.



Directions: From Sedbergh, drive East on the A684 towards Hawes for 9 miles and Knudmanning Barn is on the left and is accessed by driving through a farm gate and up a shared drive which bears left and leads to the five bar farm gate, parking is within this area.

Services: Mains Electric. LP Gas tank supplied central heating. Spring fed water. Septic tank.

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

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Council Tax: South Lakeland District Council. Band C £1256.04 07 - 08

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.

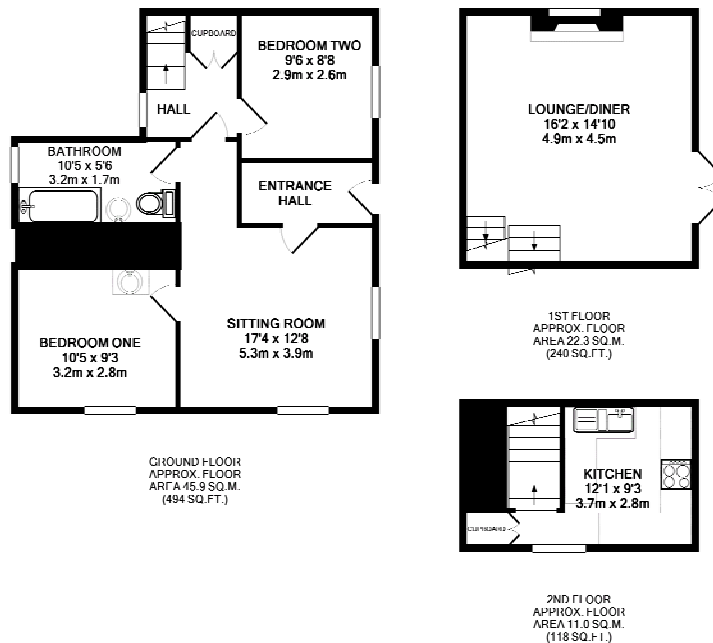
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None of the statements or measurements contained in these particulars are to be relied on as statements of or representations of fact. None of the services, appliances or equipment mentioned has been checked by Cobble Country Property to ascertain 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

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.

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TOTAL APPROX. FLOOR AREA 79.1 SQ.M. (852 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 misstatement. 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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