



**Blandsgill Cottage, Howgill**  
Sedbergh, Cumbria, LA10 5HY

**Cobble Country**  
*Dales & Lakes*

*Town & Country Property Agents Est. 1992*



# Blandsgill Cottage, Howgill

## Sedbergh, Cumbria, LA10 5HY

Blandsgill Cottage is a rural semi-detached 18th century cottage in an elevated position and would make an ideal family home, second home or holiday cottage. It is located on the outskirts of the Hamlet of Howgill, just 3 miles North West of Sedbergh.

Surrounded by countryside and the Howgill Fells this property affords stunning views and overlooks the upper Lune Valley.

For many years the cottage has been run as a successful holiday let business with an annual gross income of about £12,000. Please view the owner's website for further information <http://blandsgill.colourcountry.net>.

Blandsgill benefits from full double glazing, Economy 7 storage heaters in all rooms, a rear garden with feature stream and integral garage.

The ground floor is split into a living/dining area with feature wood burning stove with an attractive Lakeland stone surround and hearth. This area opens onto the kitchen, which is fully equipped to include wooden wall and base units comprising a sink with drainer, washer/dryer, electric cooker with hob, built in fridge and recess for a freezer.

The cosy sitting room is fitted with a multi fuel stove, telephone point and external door to the front of the cottage.

The conservatory is located to the rear of the house accessed via the wooden split level staircase. This room has attractive fell views and overlooks the rear garden/patio.

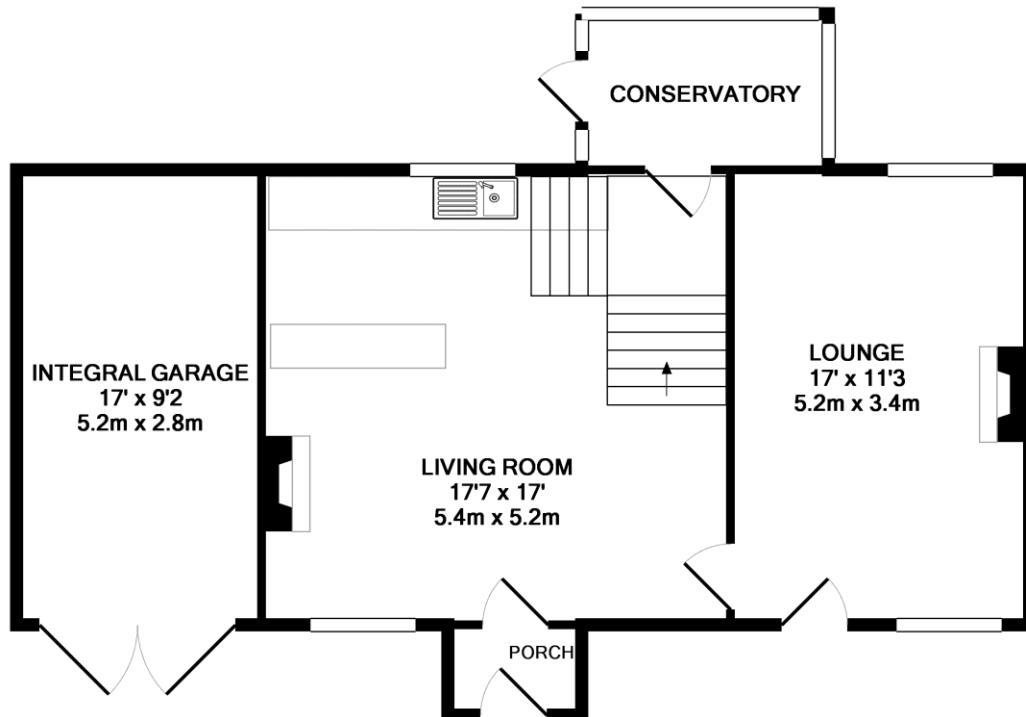
To the first floor are the three bedroom and the family bathroom, including a white three piece suite with W.C, hand basin and bath with electric shower over.

This quaint cottage retains many of its original features, including exposed oak beams, exposed purlins and lintels and latch wooden doors.

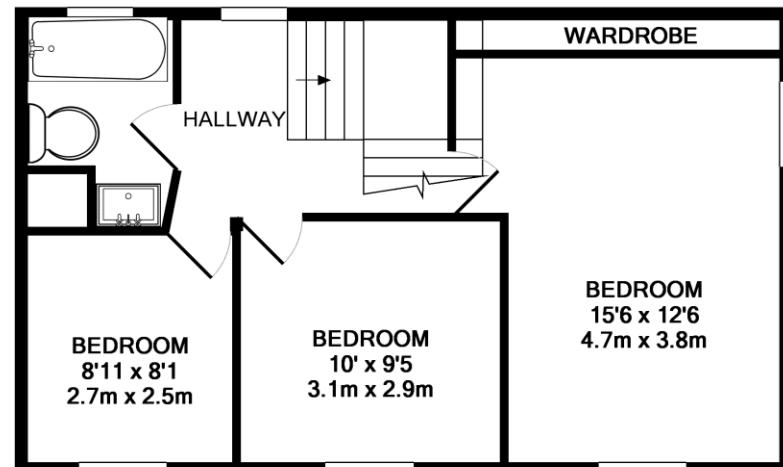
Viewings essential to fully appreciate this cottages location and charm.

**Guide Price £295,000**





GROUND FLOOR  
APPROX. FLOOR  
AREA 718 SQ.FT.  
(66.7 SQ.M.)



1ST FLOOR  
APPROX. FLOOR  
AREA 488 SQ.FT.  
(45.3 SQ.M.)

TOTAL APPROX. FLOOR AREA 1205 SQ.FT. (112.0 SQ.M.)  
Measurements are approximate. Not to scale. Illustrative purposes only  
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#### SERVICES

Mains electric. Private shared water supply and drainage.

#### TENURE

We are advised by the vendor that the property is Freehold.

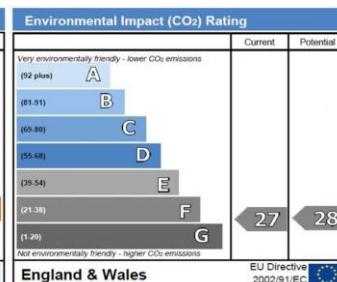
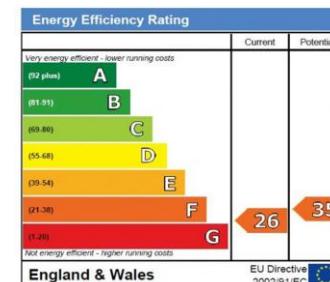
#### COUNCIL TAX BAND

Currently rated as a holiday let.

#### DIRECTIONS

From Sedbergh Main Street head west to the 'Dalesman Inn' and turn into Howgill Lane. Follow the road without deviating for exactly 2.5 miles and the track to Blandsgill will be found on your right. Blandsgill Cottage is the first property on the right hand side, with parking to the side of the cottage.

Cobble Country wish to advise prospective purchasers that we have not checked the services or appliances. The sales particulars have been prepared as a guide only; any floor-plan or map is for illustrative purposes only. Cobble Country, for themselves and for the vendors or lessors of this property whose agents they are give notice that: the particulars have been produced in good faith; do not constitute any part of a contract; no person in the employment of Cobble Country has any authority to make or give any representation or warranty in relation to this property.



**VIEWINGS:** Viewings are strictly by arrangement with the sole agent:

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