



Brier Field, Howgill Lane
Sedbergh, Cumbria, LA10 5HB

Cobble Country
Dales & lakes

Town & Country Property Agents Est. 1992



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Brier Field is a lovely detached property located within the Town of Sedbergh.

In an elevated position it benefits from fell views, a good size raised rear garden with allotment, patio area and detached external store.

This property has been recently extended and renovated by a renowned local builder. Improvements include new double glazed windows throughout, new flooring and under floor heating, new kitchen, bathrooms, re wired, new roof, etc. An extensive list of improvements makes this an attractive desirable family home.

Internally there is a ground floor open plan living area, with a large dining area, lounge and kitchen. The kitchen has wooden wall and base units, with integral fittings to include an eye level oven, 5 ring gas hob, dishwasher, fridge/freezer and stainless steel sink with drainer.

The lounge area has a multi fuel cast iron stove with stone surround and patio doors leading out to the front patio of the house. The dining area has large bay windows to the front.

The whole ground floor has attractive flagged flooring with an under floor heating system. A door leads from the kitchen to the utility room. There is plumbing and space for a washing machine and dryer, worktops with a sink and drainer, pantry area and stable door to the rear of the property.

From the dining area there is a door leading to an inner hall, providing access to the two ground floor bedrooms and the shower room.

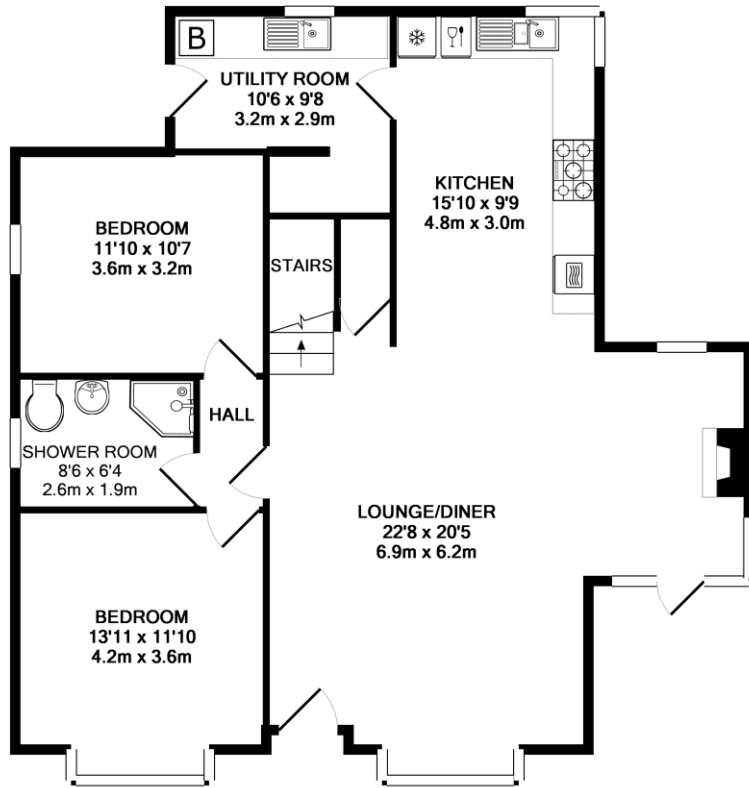
One bedroom is located to the front of the property with large bay windows. The other is another double room with outlook to the gable end. The shower room comprises a shower cubicle, hand basin and W.C in white.

To the first floor is a large lounge with multi fuel stove and front windows with a South facing outlook. The master bedroom is on this level, which has a walk-in wardrobe and a Jack and Jill bathroom. This has a corner bath unit, shower cubicle, W.C, and wash basin. This leads into the fourth double bedroom located to the rear of the house.

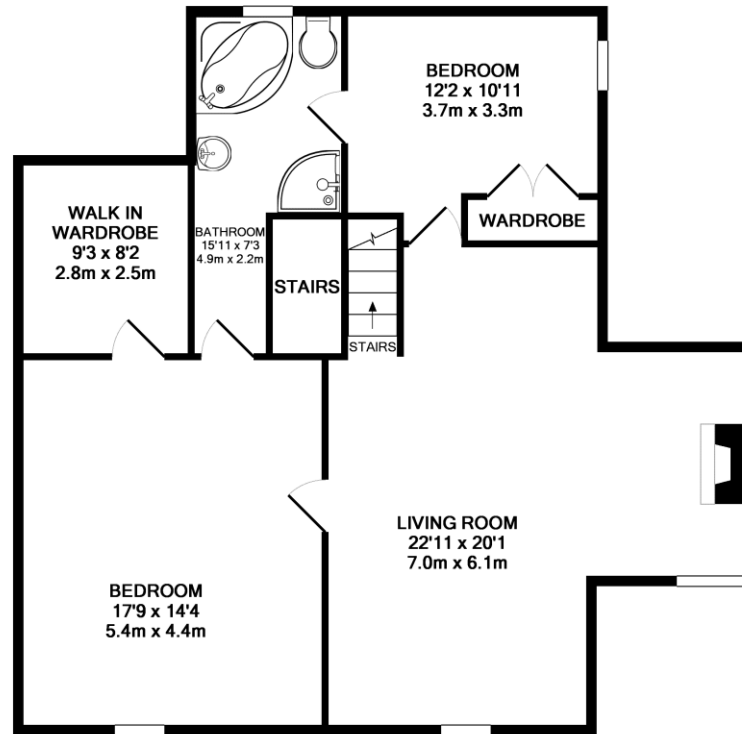
A lovely well renovated property with many appealing features.

Guide Price £440,000





GROUND FLOOR
APPROX. FLOOR
AREA 996 SQ.FT.
(92.6 SQ.M.)



1ST FLOOR
APPROX. FLOOR
AREA 947 SQ.FT.
(88.0 SQ.M.)

TOTAL APPROX. FLOOR AREA 1944 SQ.FT. (180.6 SQ.M.)
Measurements are approximate. Not to scale. Illustrative purposes only
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SERVICES

Mains electric, water and drainage. Mains gas central heating.

TENURE

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

COUNCIL TAX BAND

We are advised that the property is currently in Band F.

DIRECTIONS

On the approach into Sedbergh on the A684 from Kendal/Junction 37 turn left before the 'Dalesman' public house, road name 'Howgill Lane'. Continue along this road, passing the play ground on the left, Brier Field is located at the bottom of the hill on the right hand side.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
92-100	A		
81-91	B		
69-80	C	78	80
55-68	D		
39-54	E		
21-38	F		
1-20	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

Environmental (CO ₂) Impact Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions			
92-100	A		
81-91	B		
69-80	C	78	79
55-68	D		
39-54	E		
21-38	F		
1-20	G		
Not environmentally friendly - higher CO ₂ emissions			
England & Wales		EU Directive 2002/91/EC	

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

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