



High Stangerthwaite, Killington, LA10 5EP

**Cobble Country**

## High Stangerthwaite, Killington, Sedbergh, LA10 5EP

**This property is a spacious detached family home located in Killington within the Lake District National Park. High Stangerthwaite benefits from a large South-facing garden with feature pond, space for a potential garage and is positioned in a peaceful beautiful area.**

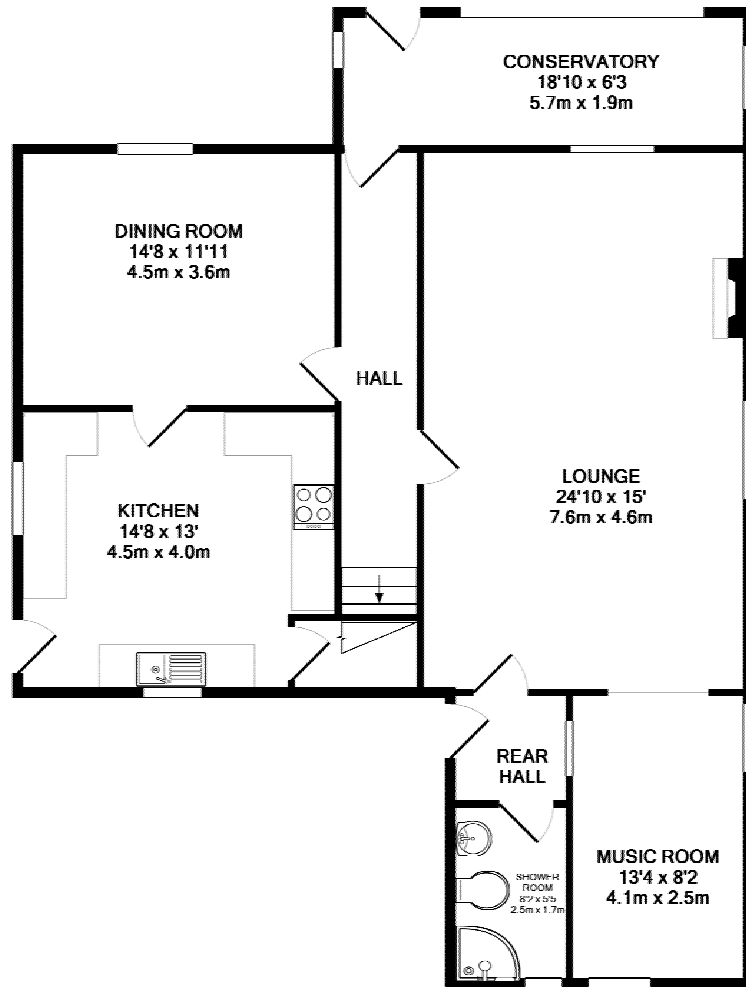
To the front of the property there is access from the conservatory into the house. The ground floor comprises of a large bright lounge with feature fireplace, leading into the music room, shower room and rear entrance hall. The dining room is accessed from the hall, which leads into the Kitchen, comprising of a range of wall and base units, stainless steel sink with drainer, plumbing for a washing machine and space for additional freestanding units. A door leads from the kitchen into the basement, this being a useful dry area with solid flooring and concrete slab shelving.

Stairs lead from the ground floor to the first floor bedrooms, family bathroom and shared ensuite bathroom. All four double bedrooms enjoy an open aspect over the surrounding countryside. The family bathroom comprises of a 3-piece suite in avocado and the shared ensuite is in Pampas with bath and vanity sink.

An enclosed wooden staircase leads from the first floor landing to the attic. The attic has a window to the gable end of the property and two velux windows, one to the front and one to the rear. Benefiting from a sink and drainer, eaves storage and heating this is a large space for additional accommodation.

**Guide Price Of £495,000**

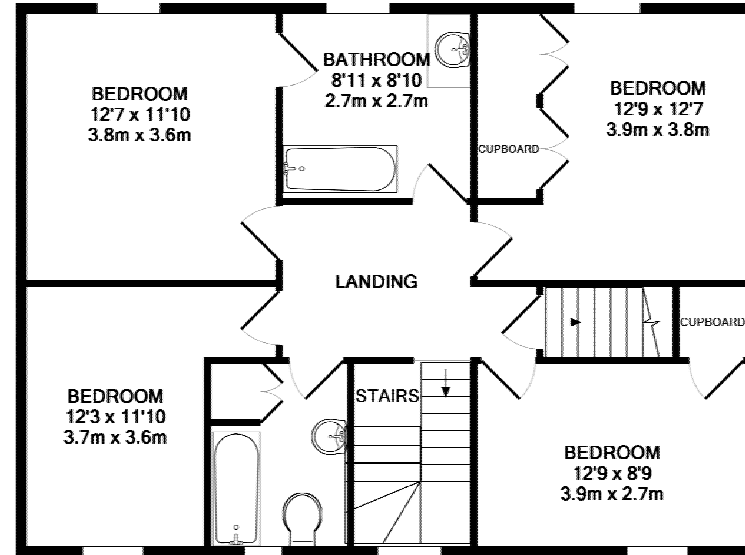




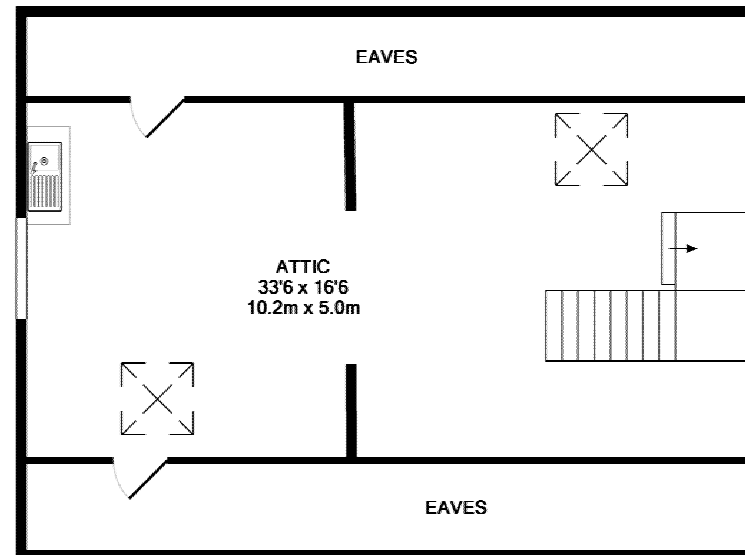
GROUND FLOOR  
 APPROX. FLOOR  
 AREA 105.1 SQ.M.  
 (1132 SQ.FT.)

TOTAL APPROX. FLOOR AREA 259.8 SQ.M. (2796 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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1ST FLOOR  
 APPROX. FLOOR  
 AREA 77.3 SQ.M.  
 (832 SQ.FT.)



ATTIC  
 APPROX. FLOOR  
 AREA 77.3 SQ.M.  
 (832 SQ.FT.)

## SERVICES

Oil fired central heating, private water supply and septic tank.

## TENURE

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

## COUNCIL TAX BAND

We are advised by the vendor the property is in Council Tax Band E.

## DIRECTIONS

From Sedbergh Main Street head East towards Kendal on the A684, after 'Closes' garage take the next left signposted 'Kirkby Lonsdale' A683. Approximately after one and ½ miles turn right onto the B6256. After the bridge take the first left, High Stangerthwaite is ½ mile approx along this road, bearing left down to the property.

## VIEWINGS

Viewings are strictly by arrangement with the sole agent.

Cobble Country Property

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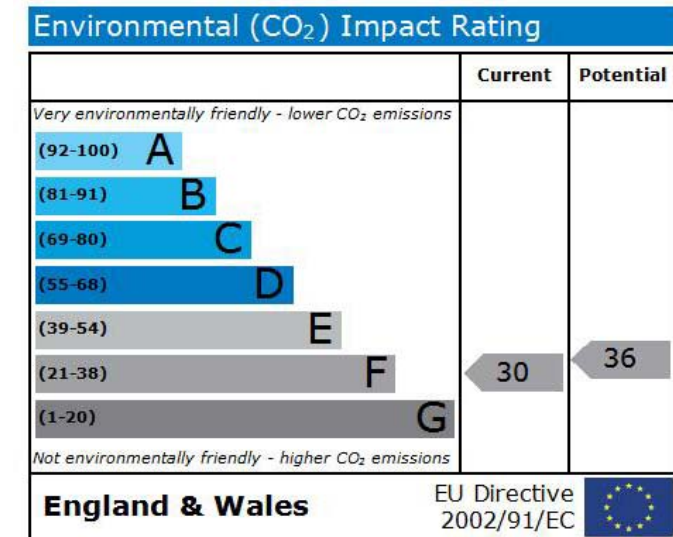
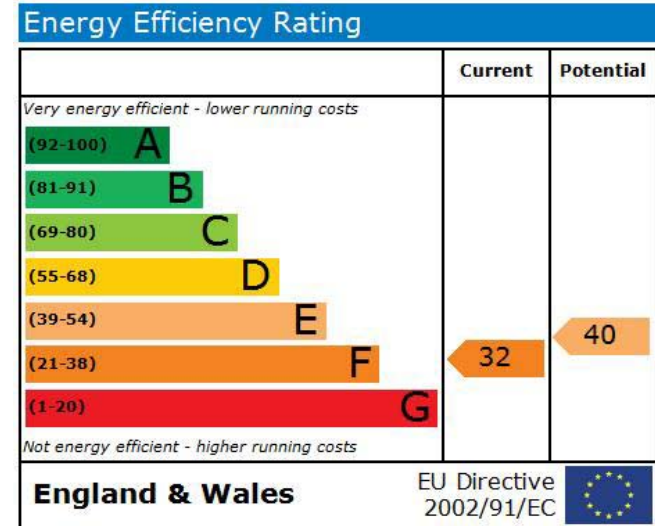
## FREE VALUATION

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

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

