

The Dovery, Ingmire Hall, Sedbergh

Cobble Country



The Dovery, Ingmire Hall, Sedbergh, Cumbria, LA10 5HR

A spacious family property located within Ingmire Hall with private parking, private lawn/patio area as well as access to the four acres of managed gardens.

A lovely character property in a unique setting.

Guide Price £385,000

The Dovery is an excellent opportunity to purchase a large property in a safe yet open countryside location. Internally the property comprises of an open plan kitchen dining room to include a gas hob, stainless steel sink with drainer, plumbing and recess for a dishwasher and integral double oven. This is a large space with a feature exposed stonewall, French doors to the lounge and attractive stone flooring. There is an external door leading out onto the property's patio and lawn area and also utility area for a washing machine, dryer and cupboard housing the boiler.

The lounge has a feature fireplace to include a gas fire on a marble hearth and also feature wooden pillars on a raised step to the front door. The lounge has a useful under stairs storage cupboard and door leading to the inner hall, which also benefits from storage space.

To the first floor are two double bedrooms and the family bathroom to include bath, shower cubicle, wash hand basin and W.C. One of the rooms benefits from a door leading to an external stone staircase and ensuite shower room.

A further two double bedrooms are located on the second floor, one of which has a shower cubicle and wash hand basin. The family shower room is also located on this level.

Viewings highly recommended to appreciate this wonderfully positioned, spacious property.

No forward chain.



SERVICES

Mains electric, mains water, private drainage, LPG gas. An annual service charge is payable for the private drainage and communal maintenance.

TENURE

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

COUNCIL TAX

South Lakeland District Council.

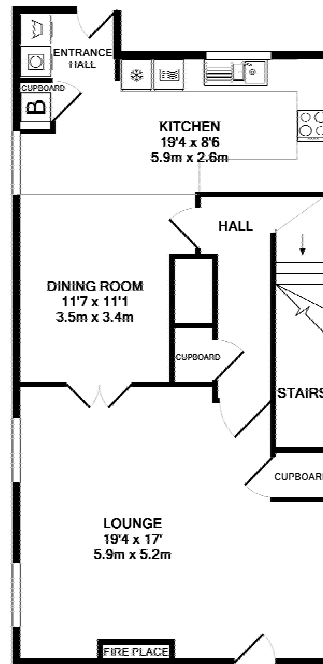
DIRECTIONS

Taking the A684 to Kendal from Sedbergh, approximately 1.5 miles from the centre past the coal merchants on your right, the road descends down the hill and bends to the right. At the point of the bend, there is a tarmac drive directly ahead of you, signed for 'Ingmire Hall'. Follow this drive into the car park.

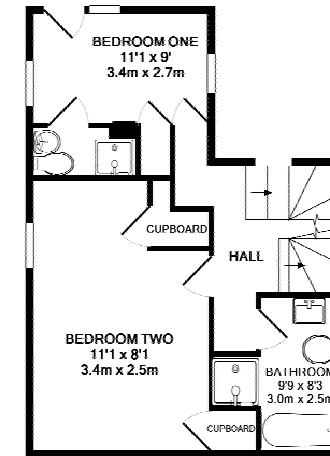
VIEWINGS

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

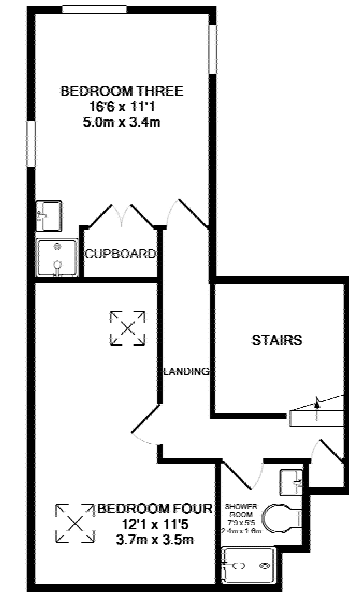
Cobble Country wish to advise prospective purchasers that we have not checked the services or appliances. The sales particulars have been prepared as a guide only; any floor plan or map is for illustrative purposes only. Cobble Country, for themselves and for the vendors or lessors of this property whose 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 of warranty in relation to this property.



GROUND FLOOR
APPROX. FLOOR
AREA 449 SQ.FT.
(41.7 SQ.M.)



1ST FLOOR
APPROX. FLOOR
AREA 449 SQ.FT.
(41.7 SQ.M.)



2ND FLOOR
APPROX. FLOOR
AREA 529 SQ.FT.
(49.1 SQ.M.)

TOTAL APPROX. FLOOR AREA 1714 SQ.FT. (159.2 SQ.M.)
Measurements are approximate. Not to scale. Illustrative purposes only.
Made with Metropix ©2010

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F		38	43
(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			
(55-68) D		58	63
(39-54) E			
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO ₂ emissions			
England & Wales		EU Directive 2002/91/EC	

