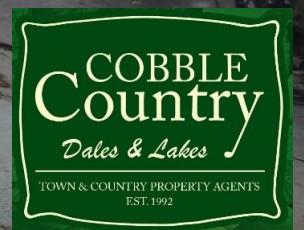


84 Main Street
Sedbergh, Cumbria, LA10 5AD





84 Main Street, Sedbergh, Cumbria, LA10 5AD

84 Main Street is a beautiful Grade II terraced House situated in the heart of Sedbergh's community, close to enjoy lots of amenities.

On entrance to the property you are led into lounge. There is a lovely living flame gas stove, complete with a stone hearth and stained wooden lintel. There is also a large sash window with original shutters situated to the front, with an additional sash window and part glass panelled door providing triple aspect light, making the whole space feel bright and airy.

Off the lounge is the Kitchen / Diner. The kitchen is equipped with a selection of wall and base units, integrated gas hob, microwave, dishwasher, fridge, freezer and Belfast sink, finished off with lovely granite Worktops. Additional workspace is offered from the island with pop up socket and built in oven, finished with a wooden work surface. One set of stairs leads to the basement, a great guest bedroom or alternative living space, with radiator, lots of spotlights and lovely decorative beams.

To the first floor there is a good-sized family bathroom, comprising of a large bath, pedestal wash hand basin and W.C. Adjacent to the bathroom is a smaller shower room, with walk in shower and wash hand basin. The first of the three bedrooms is accommodated on this floor, a good-sized double situated to the front of the property.

To the second floor there are a further two bedrooms, a smaller double and a good-sized master bedroom, with access to the loft, providing further storage.

Natural features are greatly distributed throughout the property, with original floorboards and beams exposed in all rooms.

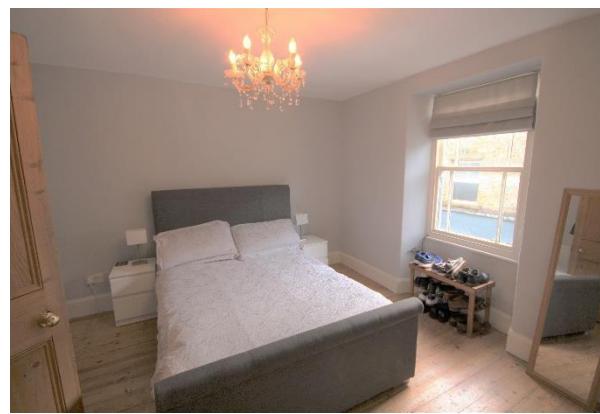
Externally there is a shared yard to the rear and fantastic stone-built wash house.

The Wash House provides ample additional living accommodation, comprising of an open plan living area, with petite kitchenette and benefits a inglenook woodburning stove. To the first floor, a good-sized bedroom and en-suite with shower, W.C and wash hand basin. Again, original features and beautiful sash windows are exposed, making this an idyllic cosy space, ideal as a guest suite for family or ancillary accommodation.

Viewings highly recommended to appreciate this space.

Guide Price £280,000





ABOUT SEDBERGH

Situated in the Yorkshire Dales National Park, Sedbergh benefits from many amenities including a range of shops, cafes, restaurants, and local amenities, including a doctor's surgery, dentist Primary and Secondary Schools. Further afield is the superb Lake District National Park, Kendal and access to the M6 and West Coast Main Line.

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:

Cobble Country Property, 59 Main Street, Sedbergh, Cumbria. LA10 5AB

Tel: 015396 21000

Email: Sedbergh@cobblecountry.co.uk

Web: www.cobblecountry.co.uk

SERVICES

Mains Gas, Electric, Water and Drainage

TENURE

We are advised by the vendor that the property is Freehold

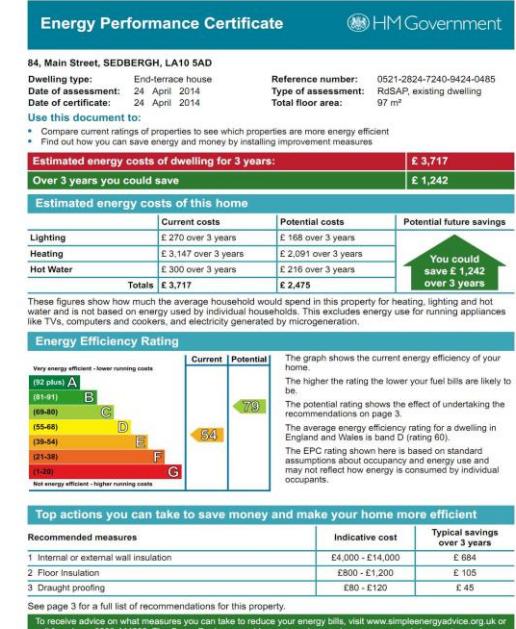
COUNCIL TAX BAND

We are advised that the main property is currently in Band C

We are advised that the Wash House Cottage is currently in Band A

DIRECTIONS

From the Cobble Country office walk down Main Street, and 84 Main Street is on the left-hand side adjacent to the charity shop.



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