

2 Ingmore Cottages  
Sedbergh, Cumbria, LA10 5HW





## 2 Ingmore Cottages, Sedbergh, Cumbria, LA10 5HW

Ingmore Cottages are a beautiful row of houses situated on the outskirts of Sedbergh. Number 2 is positioned in the middle of the three.

2 Ingmore presents a tastefully modernised family home, offering flexible living accommodation along with superb outside space, offering panoramic views to both the front and rear of the property.

On entrance through a small entrance porch, you are led straight into the lounge which benefits a substantial woodburning stove, two good sized alcoves which have been utilised, to create storage and to finish two large windows offering dual aspect light, enjoying superb views both front and rear.

Off the lounge there is a good-sized open plan, modern fitted kitchen dinner. The kitchen comprises a range of wall and base units, integrated fridge, free standing electric oven, hob, finished with a Belfast sink. The dining area offers a lovely wood burning stove and provides access to the front entrance hallway, with door leading to the front garden.

To the first floor, there are three well-proportioned bedrooms, two doubles facing the front with a large single and family bathroom positioned to the rear. The master bedroom benefits large integrated wardrobes and storage cupboards. The bathroom comprises of a walk-in shower, toilet, wash hand basin over unit and large bath.

Additionally, there is storage off the landing which houses the water cylinder.

All rooms enjoy mock sash windows and an array of period features.

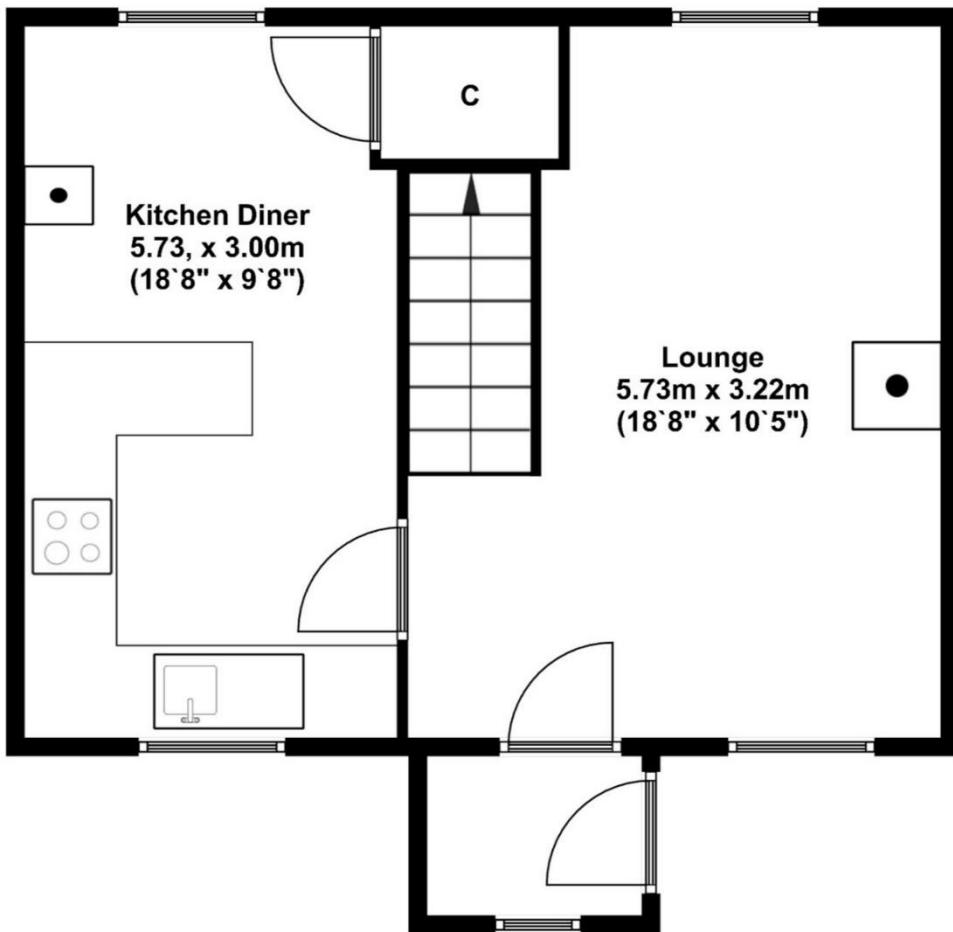
Externally, there is a large lawned garden area to the front, with a right of access from the adjoining neighbour. To the rear there are three stone-built outbuildings, one being utilised as a utility, along with a separate W.C in need of plumbing in. To finish there is ample parking for at least four cars, complete with two additional storage areas, one of which could be converted into a more sustainable car port or garage.

Viewings highly recommended to appreciate this space.

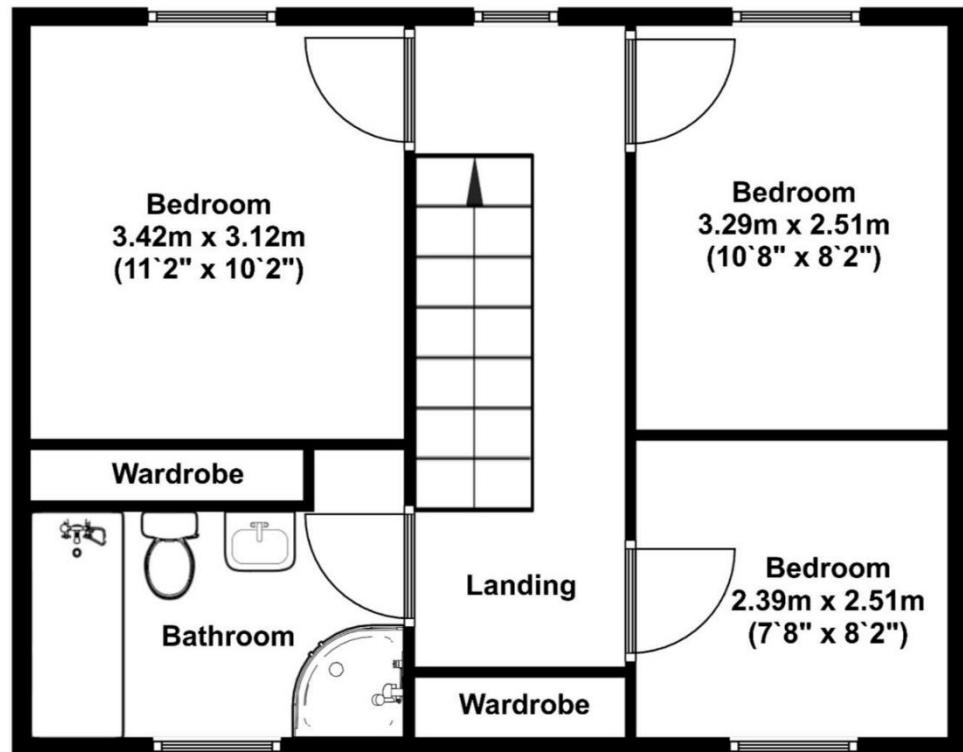
**Guide Price £325,000**



## Ground Floor



## First Floor



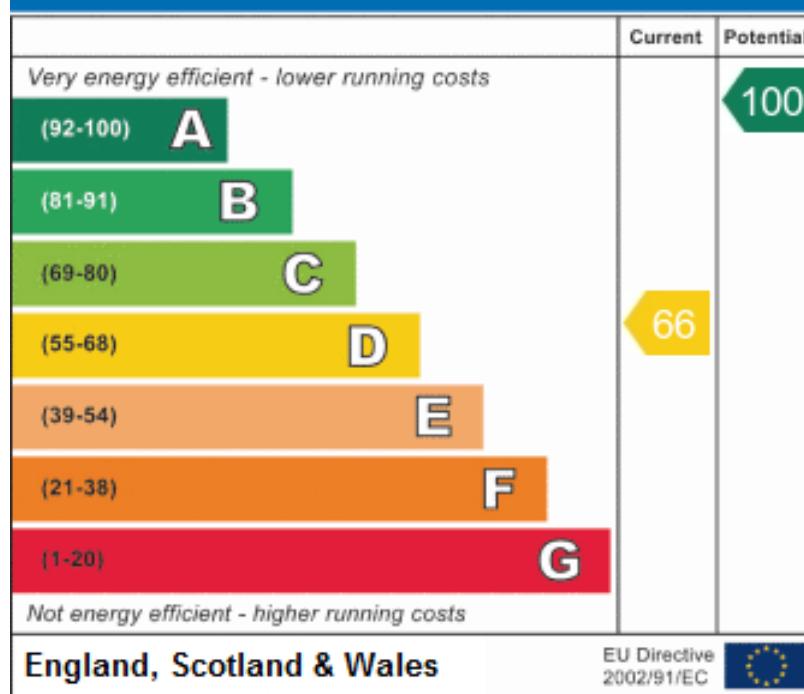
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**VIEWINGS:** Viewings are strictly by arrangement with the sole agent:

Cobble Country Property, 59 Main Street, Sedbergh, Cumbria. LA10 5AB Tel: 015396 21000 Email: [Sedbergh@cobblecountry.co.uk](mailto:Sedbergh@cobblecountry.co.uk) Web: [www.cobblecountry.co.uk](http://www.cobblecountry.co.uk)

## Energy Efficiency Rating



### SERVICES

Mains Electric, Water. Shared septic tank between three properties, newly fitted 2020, therefore meets new legislation.

### 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 C

### DIRECTIONS

Heading out of Sedbergh turn onto the road heading towards Kirkby Lonsdale. After around ¾ of a mile, you will approach a long straight, Ingmore Cottages are positioned towards the end of the straight on left hand side.

