



Woodlands Joss Lane
Sedbergh, Cumbria, LA10 5AS

Cobble Country
Dales & lakes

Town & Country Property Agents Est. 1992



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This is a deceptively spacious family home situated on a desirable residential road above the Town of Sedbergh. Woodlands offers four double bedrooms, two large reception rooms, a kitchen/diner, utility room, W.C and house bathroom.

Entrance to the property is via an open stone porch. A good size hall with open staircase provides access into the two reception rooms and the kitchen/diner.

The lounge is at the front of the property with a feature open fire place. The dining room has a multi fuel stove and patio doors to the rear garden and patio. The kitchen/diner also has views over the rear garden, there are fitted wall and base units including a one and a half sink with drainer, 4 ring gas hob and fitted eye level oven. There are two storage cupboards with fitted shelving and lighting.

A door leads into the utility room. This is fitted with wall and base units, sink and drainer, fitted shelving and hanging rails and ample space for a washing machine, tumble dryer, fridge and freezer. There is access to the W.C and door to the side yard with sheltered lobby and external store.

Stairs lead from the hall to the first floor, where there are four double bedrooms and the family bathroom comprising a four piece suit with bath, wash basin, W.C and corner shower cubicle.

The loft hatch is accessed from the landing, with fitted drop down ladder. This is fully boarded and has the potential to be converted into an additional bedroom or study.

All four bedrooms afford lovely views of either the fells to the front of the house or overlooking the Town and garden to the rear.

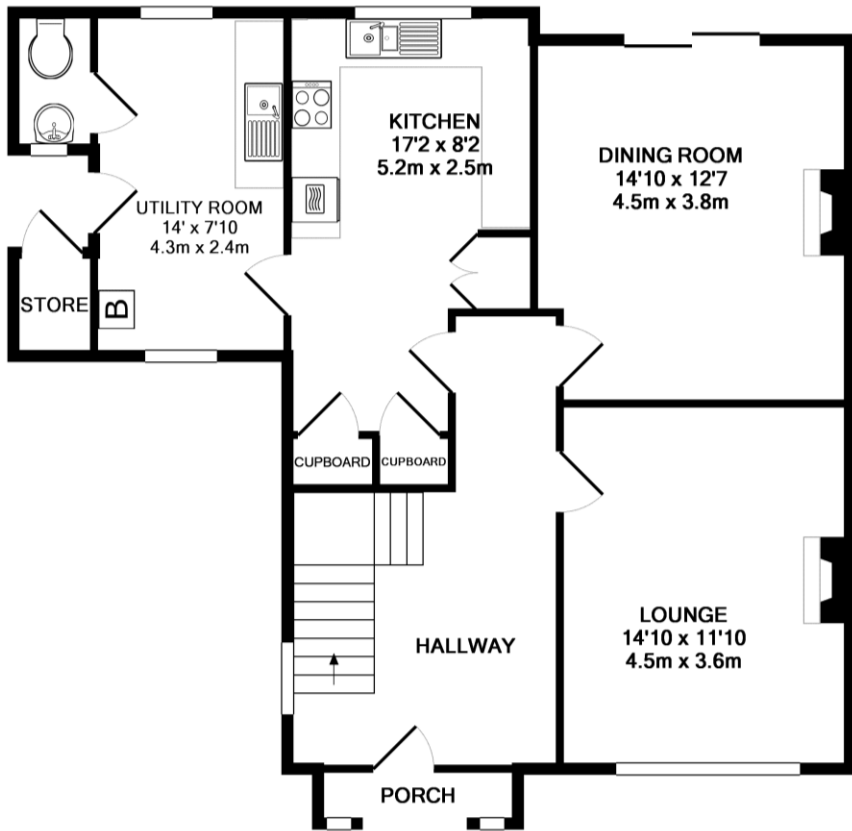
The rear garden is an outstanding feature, it's a large lawned area with raised patio out from the dining room. There is a summer house and pergola. The garden is South facing with views of the Town and hills. There is a private drive providing parking for 3 cars.

Woodlands is well presented and benefits from having gas central heating, double glazed windows throughout but still retains many original features.

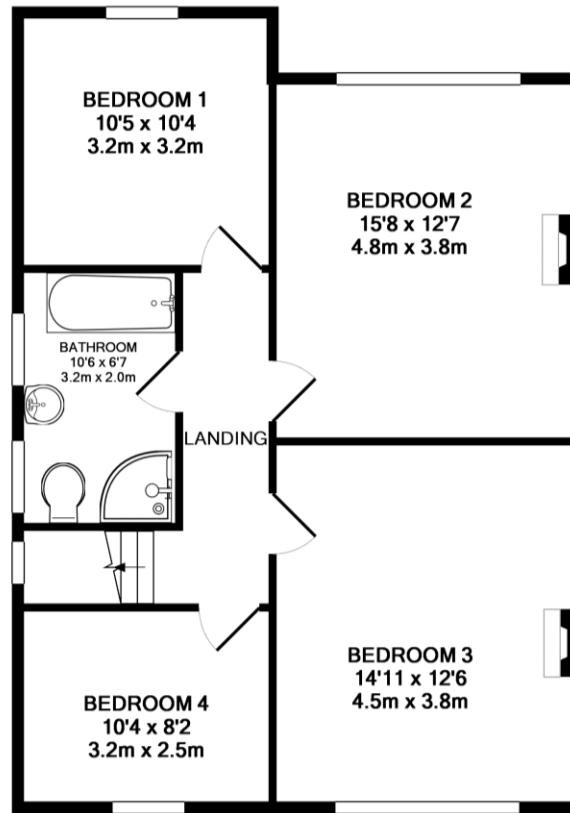
A truly wonderful sought after home.

Guide Price £395,000





GROUND FLOOR
APPROX. FLOOR
AREA 851 SQ.FT.
(79.0 SQ.M.)



1ST FLOOR
APPROX. FLOOR
AREA 707 SQ.FT.
(65.7 SQ.M.)

TOTAL APPROX. FLOOR AREA 1558 SQ.FT. (144.7 SQ.M.)
Measurements are approximate. Not to scale. Illustrative purposes only
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SERVICES

Mains electric, gas, water and drainage.

TENURE

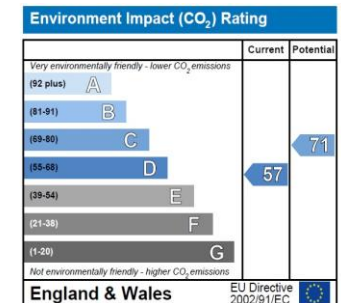
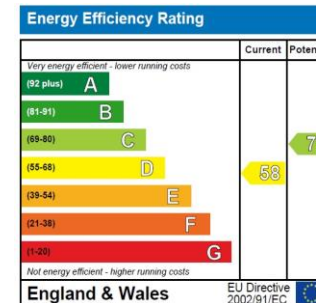
We are advised by the vendor that the property is Freehold

COUNCIL TAX BAND

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

DIRECTIONS

From our office, 59 Main Street turn left into Joss Lane and proceed up the hill for 200 metres and Woodlands is on the right just after passing the entrance to Winfield Drive on the left.



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.

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