



Moor Rigg Cottage
Grisedale, Sedbergh, Cumbria, LA10 5PS

Cobble Country
Dales & Lakes

Town & Country Property Agents Est. 1992



Moor Rigg Cottage

Sedbergh, Cumbria, LA10 5PS

This cottage is set in a rural location with lovely panoramic countryside views. Moor Rigg Cottage is a terrace house, the middle one of three. The cottages are located 2 miles from the A684 between the busy Yorkshire Town of Hawes and Cumbrian market Town of Sedbergh, the Lakes being just 30 miles away.

Garsdale train station is only 2 miles from the cottage providing access to England's most scenic railway, the Settle to Carlisle line. This is also an ideal location to enjoy some of the most breathtaking walks in the area, including the oldest established walk in the U.K 'The Three Peaks Challenge'.

Moor Rigg benefits from an enclosed garden with patio area, a great place to sit and enjoy the stunning surroundings and wildlife. There is also private parking for 2 cars.

Internally there is a small porch leading into the hall. The newly fitted kitchen has cream wall and base units with a complementary worktop, wall tiles and floor tiles. There is a Belfast sink, fitted oven with 4 ring gas hob, and plumbing for an under counter dish washer and washing machine. There is a utility area from the kitchen with space for a tumble dryer and fridge freezer and stable door with access to the rear of the property.

The lounge is to the front of the cottage with dual aspect, space for a dining area and feature open stove. There is a wooden open staircase to the first floor.

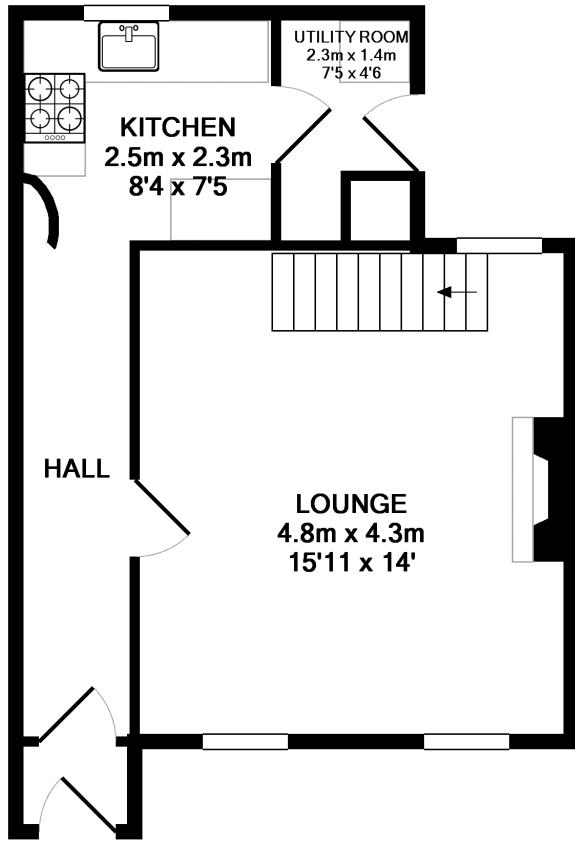
Upstairs there is one double bedroom to the front of the cottage and a single to the rear. The bathroom is fitted with a W.C, wash hand basin and bath tub ideally positioned to enjoy the wonderful views.

Period features include exposed beams, wooden latch doors and recessed barn windows.

A quaint cottage, ideal as an investment holiday property or rural 2nd home in the Yorkshire Dales National Park.

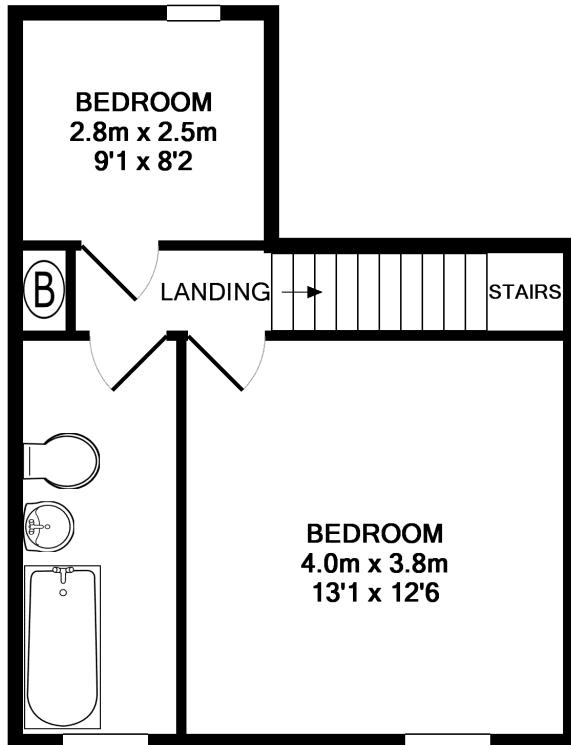
Guide Price £229,000





GROUND FLOOR
APPROX. FLOOR
AREA 36.2 SQ.M.
(389 SQ.FT.)

TOTAL APPROX. FLOOR AREA 68.1 SQ.M. (733 SQ.FT.)
Measurements are approximate. Not to scale. Illustrative purposes only
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1ST FLOOR
APPROX. FLOOR
AREA 31.9 SQ.M.
(343 SQ.FT.)

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.

SERVICES

LPG central heating, mains electricity, private water supply with filter, septic tank drainage.

TENURE

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

COUNCIL TAX BAND

We are advised that this property is Band B.

DIRECTIONS

On the approach to Hawes from Sedbergh on the A684, after approximately eight miles you will come across a small signpost to the left for 'Grisedale' giving access to a single-track lane. Follow this for approximately half a mile and then take the first turning on the left after the cattle grid. Follow this for approximately one mile more, the lane extends into the open country in front of you and over a small stone bridge, you will see a small terrace of cottages on the right, Moor Rigg Cottage is the middle one.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs (92 plus)	A	
(81-91)	B	85
(69-80)	C	
(55-68)	D	
(39-54)	E	49
(21-38)	F	
(1-20)	G	
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

Environmental Impact (CO ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ emissions (92 plus)	A	
(81-91)	B	90
(69-80)	C	
(55-68)	D	57
(39-54)	E	
(21-38)	F	
(1-20)	G	
Not environmentally friendly - higher CO ₂ emissions		
England & Wales	EU Directive 2002/91/EC	