



**Ronochan Cottage, Hallbank**  
Sedbergh, Cumbria, LA10 5JW

**Cobble Country**  
*Dales & lakes*

*Town & Country Property Agents Est. 1992*



# Ronochan Cottage, Hallbank

## Sedbergh, Cumbria, LA10 5JW

A well presented spacious family property located on the outskirts of the Town of Sedbergh.

Positioned within a small hamlet of cottages, Ronochan benefits from versatile accommodation, a rear garden and an extensive area for additional private parking or extended garden.

Ronochan Cottage offers flexible living space throughout and presents beautifully. Comprising of four double bedrooms to the first floor including a large master bedroom, an ensuite bathroom and family shower room.

To the ground floor there is an attractive bespoke fitted kitchen with dining space benefiting from a full range Aga in Cream, Pine wall and base units with complementary splash back tiles, Belfast sink, plumbing for a dishwasher and ample freestanding fridge/freezer space. The kitchen has dual aspect with a stable door leading to the front of the property.

The bright contemporary feel continues into the lounge, which has feature stone fireplace with a flagged hearth, open staircase to the first floor with useful under stairs storage, wooden windows to the front with pine deep sills and external door to the rear garden area.

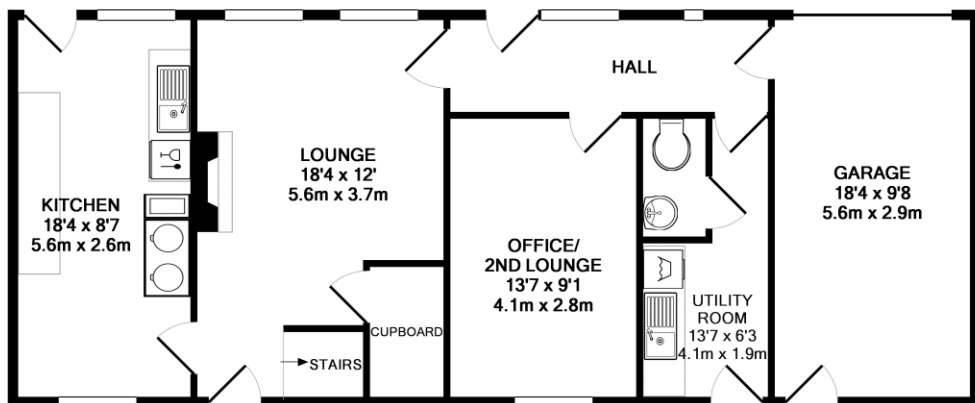
The entrance hall provides access to the ground floor office/second lounge, useful utility room including separate WC/Cloak room, plumbing for washing machine, recess space for tumble dryer, stainless steel sink with drainer and rear external door.

This property benefits from an integral garage as well as a small paddock area ideal for additional private parking or potential to extend the main sunny West facing garden space.

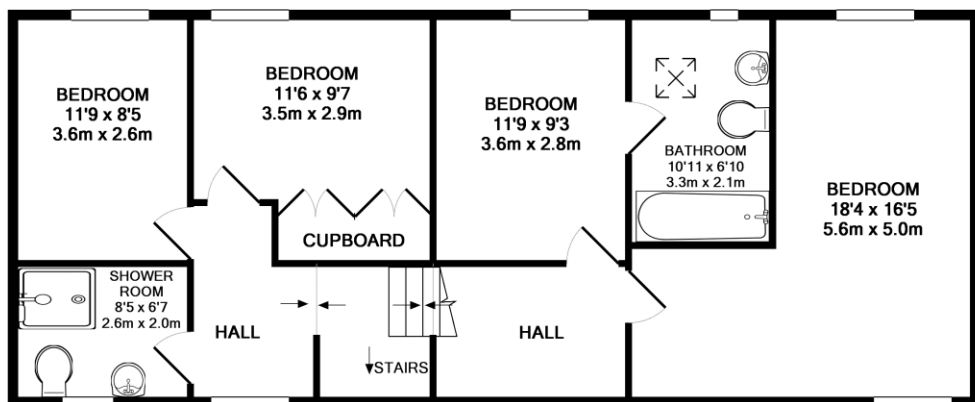
Ronochan also enjoys wonderful panoramic views of the surrounding area and an internal inspection is highly recommended to appreciate this quality property on offer.

**Guide Price £399,950**





GROUND FLOOR  
APPROX. FLOOR  
AREA 77.6 SQ.M.  
(835 SQ.FT.)



1ST FLOOR  
APPROX. FLOOR  
AREA 77.6 SQ.M.  
(835 SQ.FT.)  
TOTAL APPROX. FLOOR AREA 155.2 SQ.M. (1670 SQ.FT.)

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given  
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## SERVICES

Oil fired central heating, Mains drainage, water and electric.

## TENURE

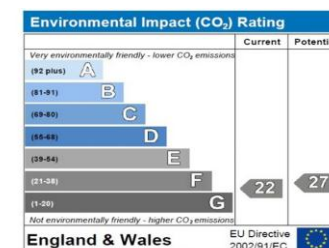
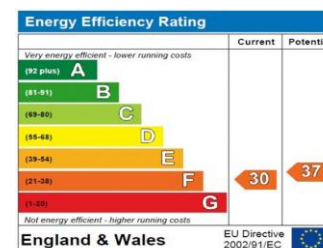
We are advised by the vendor that the property is Freehold.

## COUNCIL TAX BAND

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

## DIRECTIONS

Take the A684 Sedbergh to Hawes road, follow this for approximately 1.5 miles. Take a small single track to your left just after Farfield Mill. The property is the first one on your right with gated additional parking area.



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:

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