



**Spout Cottage, Dowbiggin**  
Sedbergh, Cumbria, LA10 5LS

**Cobble Country**  
*Dales & lakes*

*Town & Country Property Agents Est. 1992*



# Spout Cottage, Dowbiggin

## Sedbergh, Cumbria, LA10 5LS

Spout cottage is a delightful, spacious country cottage located in Dowbiggin, which is a collection of rural properties on a no through road, 2 miles from the Dales Town of Sedbergh. The property includes three outhouses and an external cellar currently used as storage, but have the potential for a home office, separate from the main house. Outhouse one: 5.8m x 4.3m two: 2.4m x 4.3m three: 1.6m x 1.8m cellar: 3.0m x 3.5m

Internally the cottage has a lovely feel throughout and has been well looked after by the current owners. This cottage has been completed to a high standard and benefits from many quaint features, including exposed beams, feature fireplace and wooden cottage style latch doors. Double-glazed UPVC sash windows throughout, with the exception of a small feature gable window.

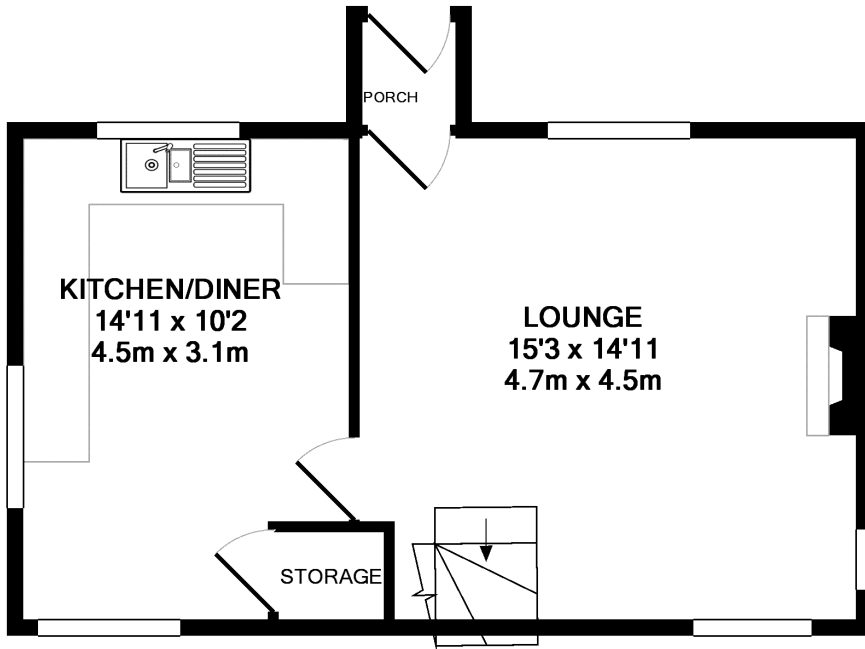
Entrance to the property is via an inner porch leading into the lounge. The lounge houses the feature fire with cast iron 'Hot Box' open fire on a flagged hearth with wooden mantel and tile surround. The kitchen is spacious with a dining area and comprises of a range of wooden and cream base units, wooden shelving and tiled worktops. There is a stainless steel sink and half with drainer, recess for a fridge and cooker and plumbing for a washing machine. There is also a useful under stairs storage cupboard.

To the first floor are the two double bedrooms, both with fitted wardrobes and the family bathroom including, wash hand basin, WC and bath with overhead shower unit. The loft is accessed from the first floor landing, which has a pull down fitted ladder and is fully boarded, therefore ideal as extra accommodation and benefits from fitted storage cupboards.

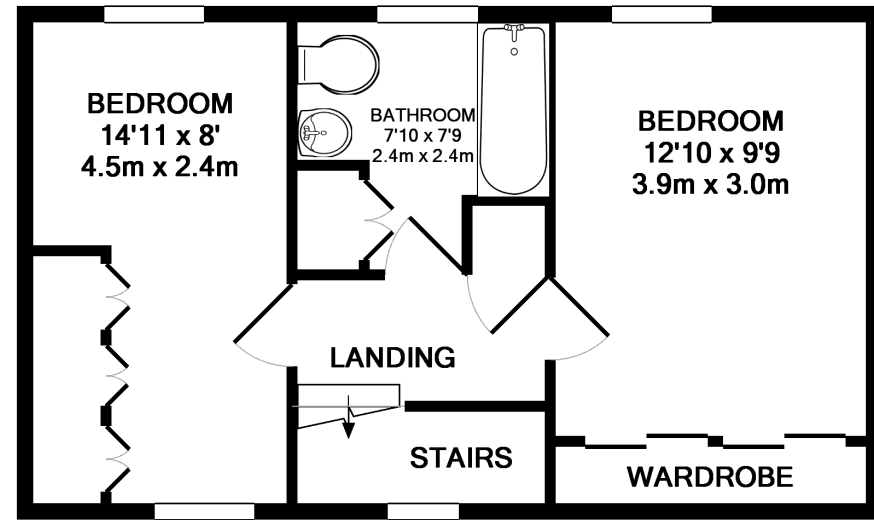
A quality cottage in a wonderful position, viewings highly recommend to appreciate its charm.

**Guide Price £299,950**





GROUND FLOOR  
APPROX. FLOOR  
AREA 391 SQ.FT.  
(36.3 SQ.M.)



1ST FLOOR  
APPROX. FLOOR  
AREA 379 SQ.FT.  
(35.2 SQ.M.)

TOTAL APPROX. FLOOR AREA 770 SQ.FT. (71.5 SQ.M.)  
Measurements are approximate. Not to scale. Illustrative purposes only  
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**SERVICES**

Private water, mains electric, private septic tank, oil fired central heating – tank in garden.

**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 D.

**DIRECTIONS**

From Sedbergh follow the A683 in the direction of Kirkby Stephen for one mile. Cross a bridge and turn right into a country lane signposted to ‘Dowbiggin’. Follow the lane for a mile until it opens out (straight ahead is a track to a farm) follow the lane round to the right and Spout Cottage is the next house on the right hand side.

Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i>			
92-100	A		
81-91	B		
69-80	C		
55-68	D		
39-54	E	44	47
21-38	F		
1-20	G		
<i>Not energy efficient - higher running costs</i>			
England & Wales		EU Directive 2002/91/EC	

Environmental (CO <sub>2</sub> ) Impact Rating		Current	Potential
<i>Very environmentally friendly - lower CO<sub>2</sub> emissions</i>			
92-100	A		
81-91	B		
69-80	C		
55-68	D		
39-54	E	37	39
21-38	F		
1-20	G		
<i>Not environmentally friendly - higher CO<sub>2</sub> emissions</i>			
England & Wales		EU Directive 2002/91/EC	

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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