



Fell House, Howgill Lane, Sedbergh

**Cobble Country**

# **Fell House, Howgill Lane, Sedbergh, Cumbria, LA10 5DE**

**This property is being sold as a going concern fully furnished including all contents. It has been successfully run as a holiday let business for several years and is sold with the benefit of ongoing business.**

**Further details on this can be found at [www.higround.co.uk](http://www.higround.co.uk)**

**A large unique warehouse conversion with three double bedrooms, two ensuites and a self contained cottage with one spacious ensuite bedroom and open plan kitchen/diner and lounge.**

**Guide Price £395,000**

Fell House is located centrally within the Town of Sedbergh, the property is on Howgill Lane just a short walk from the Main Streets amenities.

This property benefits from an open carport to the front of Fell House where the main entrance is. Access leads directly into the spacious open plan lounge area, with ample space for sitting, study space/4<sup>th</sup> bedroom and the flexibility for two sleeping areas. The total occupancy of Fell House can be 10 people.

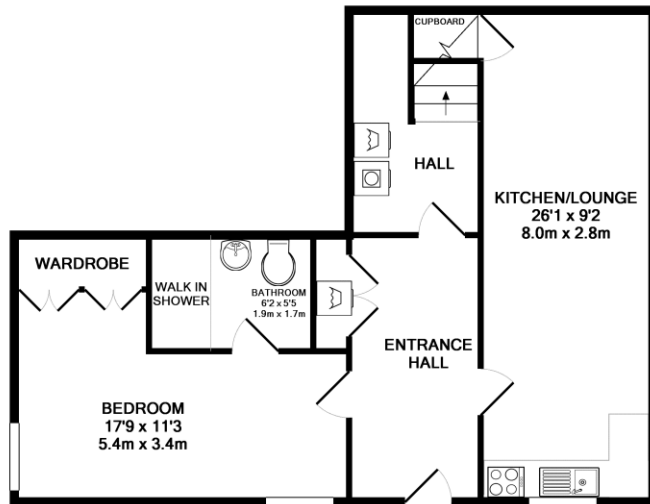
The first floor provides three double bedrooms with fitted wardrobe space and velux windows. Two of the bedrooms benefit from ensuites, one a shower room and one a bathroom. The family bathroom and third bedroom are also located on the first floor along with the large kitchen dining room (seating 16 people). The kitchen has modern fitted wall and base units including a double stainless steel sink with drainer, integral dishwasher, a freestanding fridge/freezer and a dual-fuel range cooker. Located in the eaves of the property with velux windows and feature beams this is a large bright room with feature iron spiral staircase down to the ground floor lounge.

The cottage is accessed via either the internal stairwell or a separate entrance in the lane. The cottage has a large bedroom with fitted wardrobes and ensuite walk in shower room. The kitchen is open plan with dining space and the lounge (with sofa bed), which also includes a storage cupboard. It is a modern fitted kitchen with electric oven and ceramic 4-ring hob, fridge/freezer and stainless steel sink with drainer.

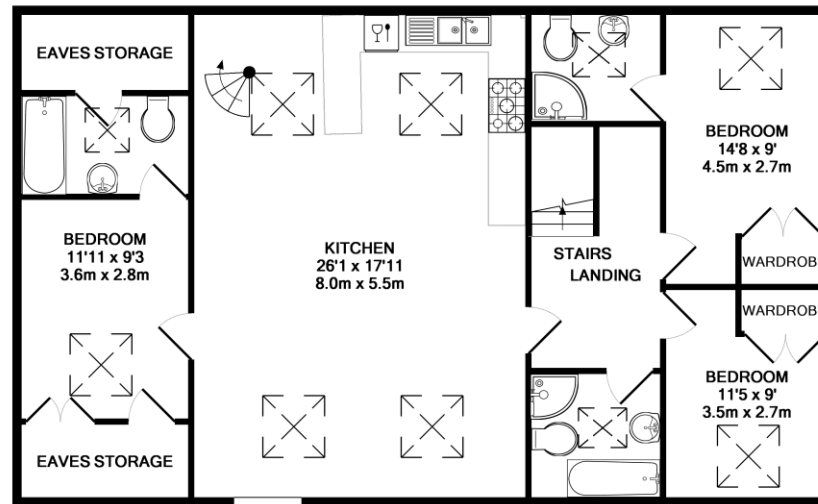
The separate entrance hall benefits from a useful cupboard, which has plumbing for a washing machine and there is also additional space under the stairs up to the main house for a washing machine and dryer.

The cottage has its own parking space to the front of the property.

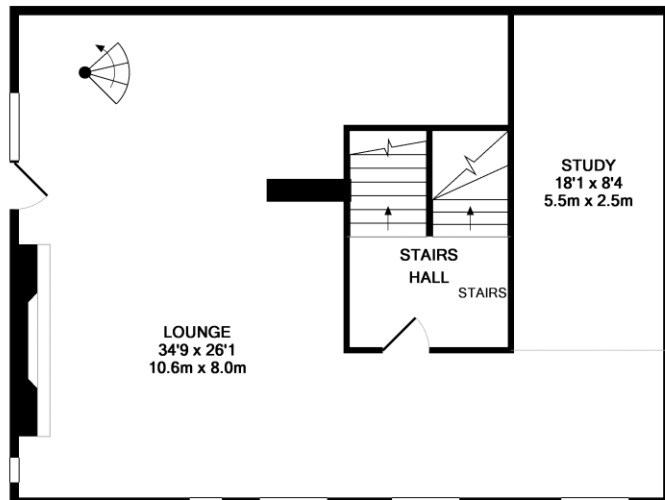
There is no forward chain in the sale of this property and internal viewings are highly recommended to appreciate the space of both properties and great business opportunities they can create.



LOWER GROUND FLOOR  
 APPROX. FLOOR  
 AREA 674 SQ.FT.  
 (62.6 SQ.M.)



1ST FLOOR  
 APPROX. FLOOR  
 AREA 1131 SQ.FT.  
 (105.1 SQ.M.)



GROUND FLOOR  
 APPROX. FLOOR  
 AREA 904 SQ.FT.  
 (83.9 SQ.M.)

**PLEASE CONTACT THE AGENTS BEFORE TRAVELLING ANY  
 DISTANCE TO VIEW, TO ARRANGE AN APPOINTMENT AND  
 TO DISCUSS ANY POINTS OF PARTICULAR IMPORTANCE**

TOTAL APPROX. FLOOR AREA 2708 SQ.FT. (251.6 SQ.M.)

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.

## SERVICES

Mains electric, gas central heating to main house, electric heating to cottage, mains water and drainage.

## TENURE

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

## DIRECTIONS

From Sedbergh Main Street, take the road on the left hand side of the 'Dalesman Inn' public house called Howgill Lane, the property is the 4<sup>th</sup> on the right hand side.

## VIEWINGS

Viewings are strictly by arrangement with the sole agent.

Cobble Country Property  
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## FREE VALUATION

In order to assist you in the possible purchase or rental of this property, we can offer, without obligation and free of charge, experienced and professional help on the valuation and / or opportunities for your own home. We can advise you on options that may be suitable for the current market as well as in its present use. As you are aware, your home is at risk if you do not keep up the repayments on a mortgage or any other loan secured on it.

## DISCLAIMER

**The use of photographs for this publication are for your information only, it should not be assumed that any fixtures fittings or contents seen within the photographs are included in the sale.**

All information included within the details have been given by the vendor and it is also not to be assumed that there is proof of this information or documents to support it and that enquiries should be independently made. None of the statements or measurements contained in these particulars are to be relied on as statements of or representations of fact. None of the services, appliances or equipment mentioned has been checked by Cobble Country Property to ascertain if they are in working order. Buyers must arrange for their own reports and surveys. Where extensions or alterations have been carried out Buyers must check that Planning Consents and Building Regulations have been obtained and complied with. Properties are offered for sale subject to contract. No responsibility can be accepted for loss or expense incurred in viewing or in the event of any property being sold, let or withdrawn. All negotiations must be conducted through the agency of Cobble Country Property.

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



