



Town Cottage and Printers Cottage, Main Street,  
Sedbergh, Cumbria LA10 5BL

**Cobble Country**  
*Dales & lakes*

*Town & Country Property Agents Est. 1992*



# Town Cottage and Printers Cottage, Main Street, Sedbergh, Cumbria LA10 5BL

Town Cottage and Printers Cottage, 2 spacious and self-contained detached cottages within a quiet courtyard central to the town of Sedbergh on the edge of the Yorkshire Dales National Park. Sedbergh is a charming, historic market and book town, which boasts coffee shops and restaurants, pubs, medical facilities and thriving schools. It is the perfect location for those wishing to relocate to the area, exploring the local countryside and for various walks.

Town Cottage has 3 double bedrooms with a lounge/dining room, kitchen and bathroom. The cottage is single storey open plan lounge/dining area with a wood burning stove and French doors leading into the garden. There are plenty of wall and base units in the fitted kitchen with built in cooking facilities. A walk-in wardrobe to compliment one of the three bedrooms and a fully tiled bathroom with 3-piece white suite comprising wc, hand basin and bath with mains shower over.

Printers Cottage is split level and has 2 bedrooms, lounge/dining room, kitchen, shower room and dressing room. There is a feature fireplace suitable for an electric stove in the lounge/dining area and plenty of room for good sized sofa's and dining furniture too. On the lower level is a fully fitted kitchen with integrated washing machine, fridge and dish washer. The shower room is fully tiled with a double walk-in electric shower, white wc and hand basin finishes the cottage.

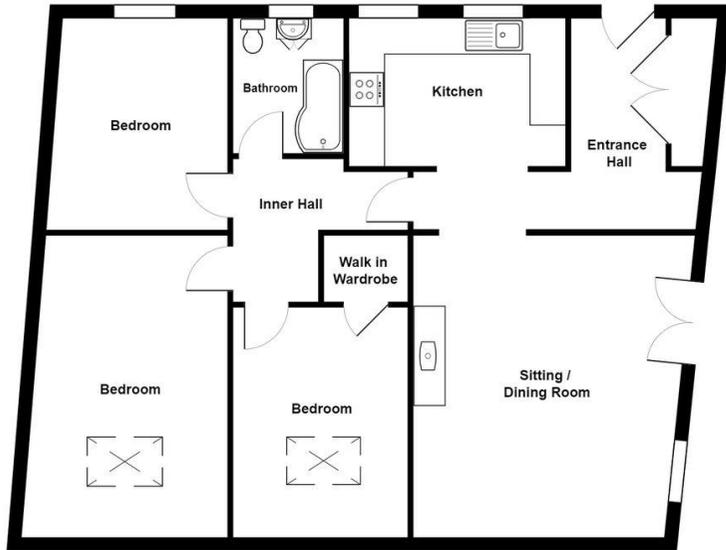
Both properties benefit from gas central heating, double glazing throughout and ample storage. The properties are in a well sought after location, appealing to those looking for a working life style, income producing and business opportunity. Suitable to let on a permanent basis, holiday let or Air B&B.

Externally and shared between the two cottages, a lovely well established private garden and patio area with 2 sheds.

Viewings highly recommended in order to appreciate and understand the full potential that these properties and gardens have to offer.

**Guide price £465,000**





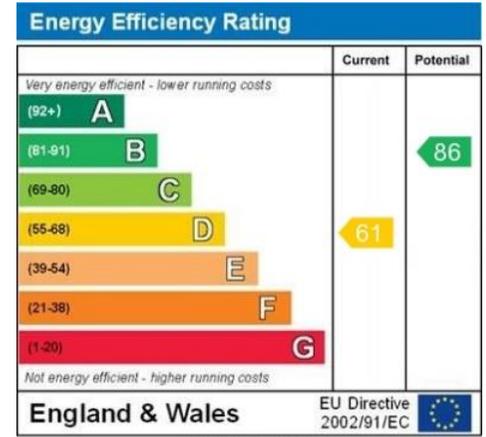
**Town Cottage**  
Area: 98.0 m<sup>2</sup> ... 1055 ft<sup>2</sup>

For illustrative purposes only - not to scale. The position and size of features are approximate only.  
© North West Inspector.



**Printers Cottage**  
Area: 92.6 m<sup>2</sup> ... 997 ft<sup>2</sup>

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### SERVICES

Mains gas, electric water and drainage.

### TENURE

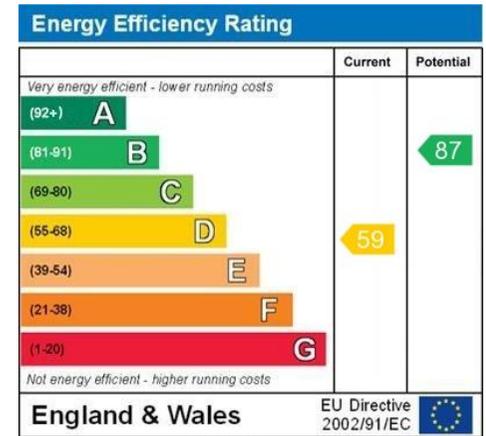
We are advised by the vender that the properties are Freehold.

### COUNCIL TAX BAND

We are advised that Town Cottage is currently in Band C and Printers Cottage is currently in Band B.

### DIRECTIONS

Off Main Street, take the access in between The Black Bull and Number 46 sandwich shop. Go round a couple of corners and the properties are in front of you through the gates.



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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