

Holmedale Station Road

Sedbergh, Cumbria, LA10 5DW





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Holmedale is a lovely detached four-bedroom property situated in a fantastic position close to enjoy many of Sedbergh's amenities.

The accommodation is spread over three floors comprising of: A large lounge/diner, benefiting a beautiful multi fuel stove and two large windows making the space feel light and airy. There is a good sized, dining area/snug on entrance to the property, with great under stairs storage cupboard. Situated to the back, a newly fitted kitchen, with a range of wall and base units integrated cooker, with gas hob, which also benefits underfloor heating. To finish a WC and utility area with ample room for a fridge/freezer.

To the first floor, four well-proportioned bedrooms and a recently modernised bathroom, accommodating under floor heating. Two of the bedrooms are situated to the front and two to the back, all offering fantastic views of the surrounding fells. To finish the accommodation a substantial boarded attic, currently separated as two rooms, but equally would make a fantastic master bedroom with on-suite or two additional good-sized bedrooms. The attic is also home to the boiler, fitted around three years ago and relevant Solar panel equipment.

Externally there is a substantial garden to the front, offering an already established vegetable patch and lawned area. To the rear an enclosed, well-kept lawned garden, along with a good-sized garage/workshop benefiting mains electric. To finish, a good-sized car port, a very versatile space, along with a superb driveway, offering parking for at least 4 cars.

Light is diffused throughout the property, with all rooms accommodating extensive windows and high ceilings making the whole house feel nice and airy.

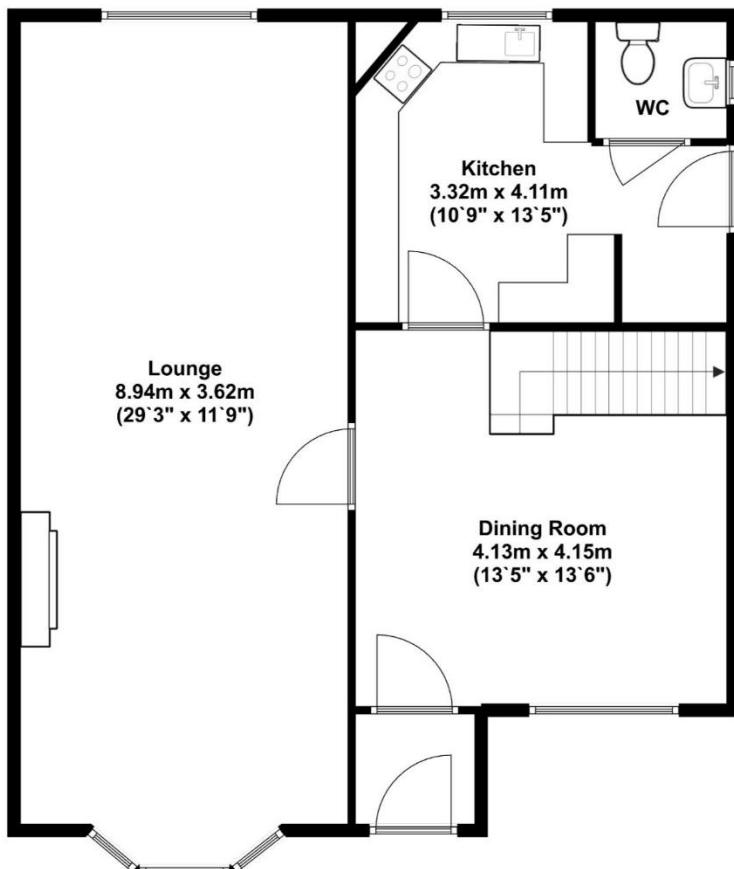
The property has had newly fitted double glazing throughout, bar three windows, along with a newly fitted heating system and solar panels, making the property more energy efficient.

Viewings highly recommend appreciate this space.

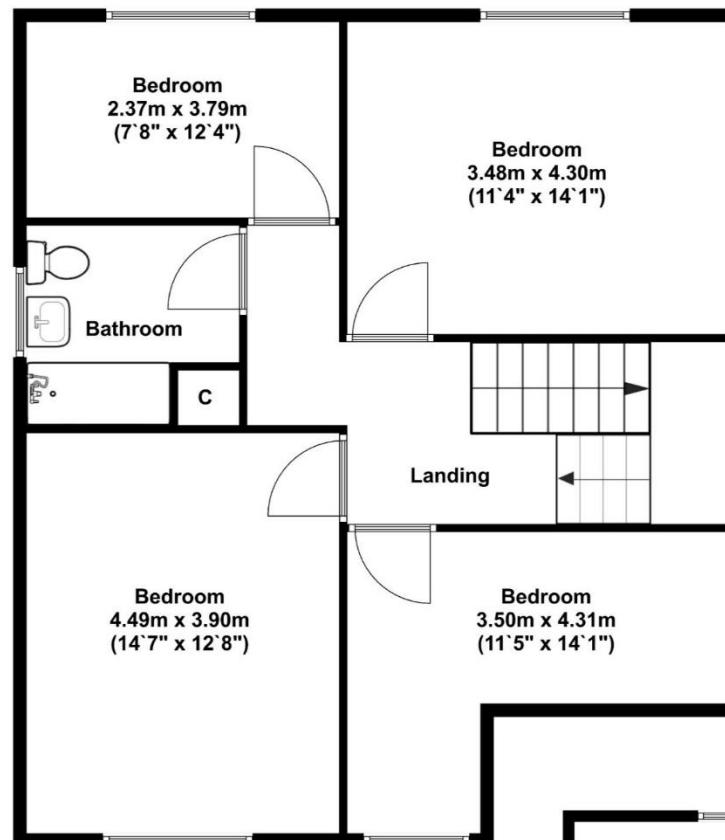
Guide Price £395,000



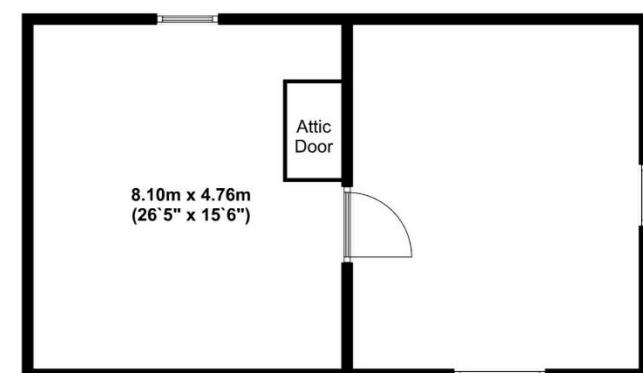
Ground Floor



First Floor



Attic Room

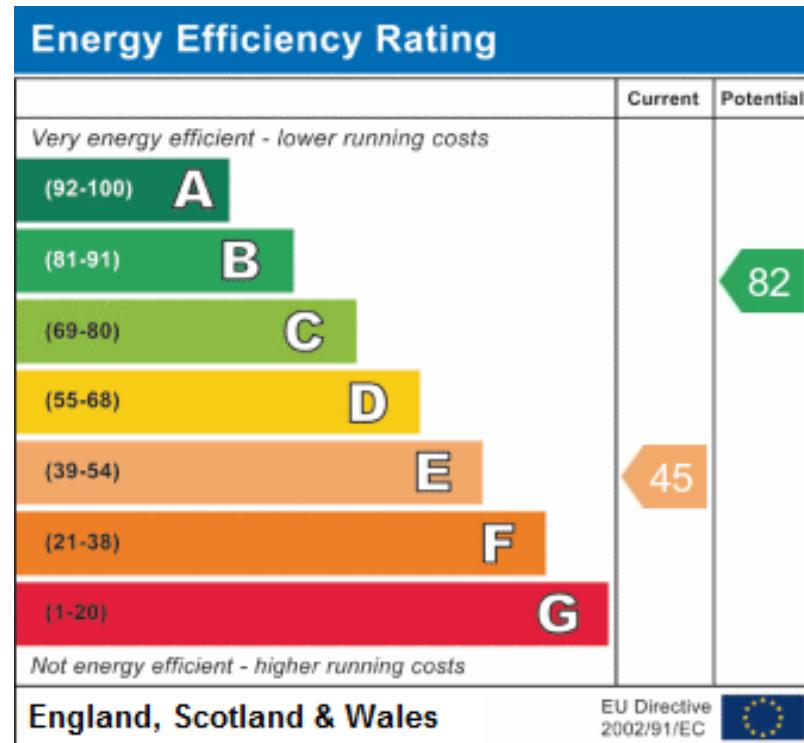


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VIEWINGS: Viewings are strictly by arrangement with the sole agent:

Cobble Country Property, 59 Main Street, Sedbergh, Cumbria. LA10 5AB Tel: 015396 21000 Email: Sedbergh@cobblecountry.co.uk Web: www.cobblecountry.co.uk



SERVICES

Mains Gas, Electric, Water and Drainage

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

Heading towards Sedbergh on the A684 from Kendal, Holmedale is the third detached property situated on the left hand side.

REFERRALS

We work closely with third party service providers which we have found to be exceptional, we receive a fee for all referrals:

CS Mortgages – Cobble Country £200.00 & Member of Staff £50.00

Verismart EPC / Inventurries – Cobble Country £50.00

On The Market – Member of staff £4.00 for each email alert

ABOUT SEDBERGH

Situated in the Yorkshire Dales, Sedbergh hosts many amenities including a range of shops, cafes, restaurants, and local amenities, including a doctor's surgery, dentist Primary and Secondary Schools. Further afield is the superb Lake District National Park, Kendal and access to the M6 and West Coast Main Line.

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