



14 Rawthey Gardens, Sedbergh, LA10 5DZ

**Cobble Country**

## 14 Rawthey Gardens, Sedbergh, Cumbria, LA10 5DZ

Situated within the thriving Book Town of Sedbergh, this immaculate four bedroomed property offers extensive, versatile accommodation with a bright and airy theme throughout. The property is positioned within a discreet cul-de-sac and benefits from a convenient edge of town location only a short walk from all central amenities and enjoys superb views of Winder Fell and the surrounding countryside.

**No Forward Chain**

The accommodation briefly comprises of: Entrance hall leading to all principal ground floor rooms including: Lounge, kitchen, dining room and downstairs cloaks. To the first floor: Four bedrooms, one with ensuite shower room and the house bathroom. Externally the property benefits from off road parking, potential for a garage (this has been converted into the dining room leaving some space for storage in the former garage) and a small lawned area to the front of the property. An attractive, established rear patio garden with access to Station Road sits at the rear of the property, comprised of mature trees and shrubs and an attractive patio seating area.

**Guide Price Of £229,950**



## **The Accommodation Comprises:**

### **Entrance Hall**

Access doors to all principal rooms. The hallway leads to the 'dogleg' staircase to first floor with Velux window above the stairs. ½ height dado rail, single panel radiator.

### **Lounge**

Large light room with dual aspect windows to the front and rear. Timber sealed unit double glazed window to the front and double glazed sliding patio doors to the rear providing access to the patio seating area. Attractive fireplace comprising pine mantelpiece and copper hearth with modern electric fire. Two double panel radiators with thermostatic control. Access door leading to:

### **Kitchen**

Comprising of a range of wall and base mounted cupboard units with complimentary worktops and tiled splashback. Wall mounted 'Potterton' boiler. Timber sealed unit double glazed window affording a stunning view of Winder Fell. Space for kitchen dining table and chairs. Single panel radiator with thermostatic control. Access door to entrance hall.

### **Dining Room**

Two steps lead down into the lower level dining room. Timber sealed unit double glazed window with aspect to the rear of the property. Understair storage cupboard.

Staircase leads to the first floor landing, Velux skylight and single panel radiator. Airing cupboard housing the hot water cylinder with shelving for linen provides additional storage.

### **Bedroom 1 (With ensuite Shower room)**

Dual aspect Timber double glazed windows affording aspect to the front of the property and to the rear with stunning elevated views. Ample room for double bed and bedroom furniture. Double panel radiator with thermostat control. Ensuite shower room comprises a white three piece suite: Pedestal wash hand basin, low level W.C. with handle flush, shower unit with Mira shower and glass surround. Single panel radiator. Timber sealed unit double glazed window with patterned glass.

### **House Bathroom**

White three piece suite comprising: Pedestal wash hand basin, low level W.C with handle flush, low level bath with pine cladding. Timber sealed unit double glazed window with patterned glass. Single panel radiator.

### **Bedroom 2**

Double room with built in storage cupboard. Single panel radiator with thermostatic control. Timber sealed unit double glazed window affording views to the rear of the property.

### **Bedroom 3**

Bright single room with double glazed windows with aspect to the rear of the property. Double panel radiator with thermostatic control.

#### **Bedroom 4**

Timber sealed unit double glazed window to the front elevation. Single panel radiator with thermostatic control. Built in storage cupboard.

#### **Garage & Externally**

A spacious single garage has been converted in part to a dining room, leaving a good size area for storage accessed via the timber up and over door. The dining room would easily be converted back into the garage by the removal of the partition wall.

An area mainly laid to lawn adjacent to the tarmac driveway comprises the front garden. The rear garden is landscaped with planted flowerbeds with mature trees and shrubs. A well sheltered patio seating areas gives privacy and a gated pathway leads to Station Road.

#### **SERVICES**

Mains Electricity, Gas and Drainage are all connected.

#### **TENURE**

We are advised by the vendor that the property is Free Hold

#### **COUNCIL TAX BAND**

We are advised that the property is in Band D

#### **DIRECTIONS**

From the M6 Motorway, after entering sedbergh take the second right after D.T.Close Service Garage signed Busk Lane, take the first right signed Rawthey Gardens, turn right towards number 14.

#### **VIEWINGS**

Viewings are strictly by arrangement with the sole agent.

Cobble Country Property

59 Main Street, Sedbergh, Cumbria. LA10 5AB

Tel: 015396 21000

cobblesedbergh@yahoo.co.uk

www.cobblecountry.co.uk

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


#### **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**

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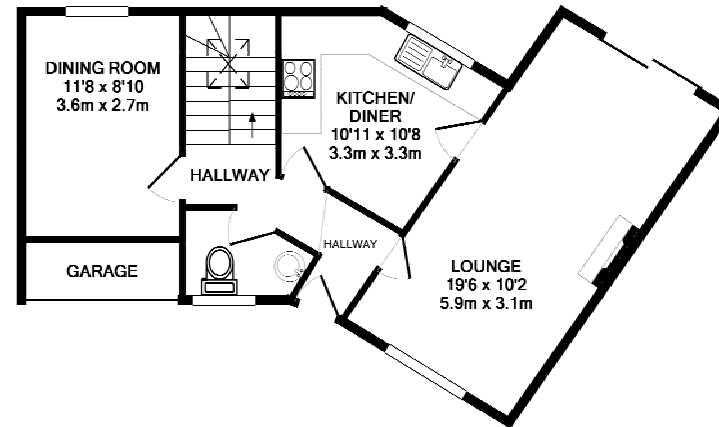
## Energy Efficiency Rating

	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>	62	70
(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	

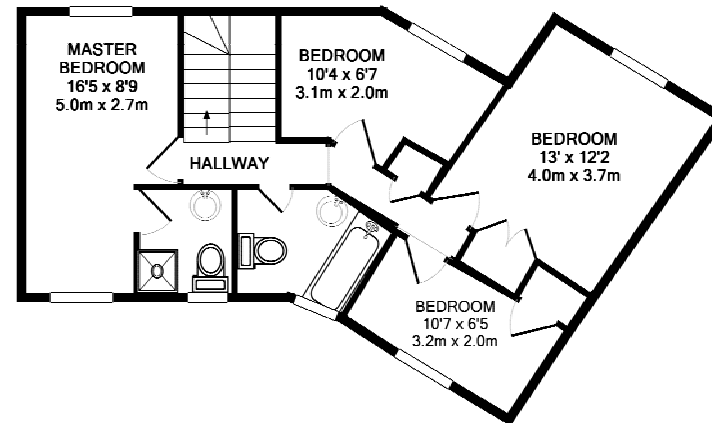
## Environmental (CO<sub>2</sub>) Impact Rating

	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>	60	69
(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	

## FLOOR PLAN



GROUND FLOOR  
APPROX. FLOOR  
AREA 47.0 SQ.M.  
(506 SQ.FT.)



1ST FLOOR  
APPROX. FLOOR  
AREA 46.0 SQ.M.

