



5 Bainbridge Road  
Sedbergh, Cumbria, LA10 5AU





## 5 Bainbridge Road, Sedbergh, Cumbria, LA10 5AU

5 Bainbridge Road is a substantial semi-detached Victorian property situated in a desirable town location, close to all Sedbergh's amenities.

The accommodation is spacious and very versatile perfect for family living and socializing. On entrance through the porch, you are led into the hallway feeding to the lounge, dining room, kitchen, and utility to the rear. The lounge is situated to front of the property, benefiting a large bay window and high ceilings making the space feel bright and airy. The dining area is spacious with fantastic woodburning stove and French doors leading to the rear garden. To finish the accommodation on this floor, a well fitted kitchen comprising of a range of wall and base units, electric cooker, gas hob and stainless-steel sink. Additionally, there is an adjoining utility room with access to the rear patio and garden.

To the first floor, a bathroom comprising of a toilet, bath and hand washing facilities. Next to the bathroom is a shower room, with toilet, pedestal wash hand basin and walk-in shower. With a little imagination, renovations could make this one big space. On this floor there are also two well-proportioned bedrooms, the master to the front with two large windows creating a light spacious area and a good-sized double to the rear, both with ample integrated storage.

To the second floor there are two further bedrooms, both with great integrated storage and superb windows with beautiful views of the surrounding fells.

Natural Light is diffused throughout with large Victorian windows and high ceilings making all spaces feel very grand. The property needs a little modernisation, creating the perfect template to create your own home.

Externally, there is a secluded rear garden, with lovely patio area which can be accessed from the French doors off the dining room. There are three great stone-built outbuildings, offering perfect storage, alternatively a great opportunity to create a substantial workshop or office space.

5 Bainbridge offers parking to the front of the property on the street.

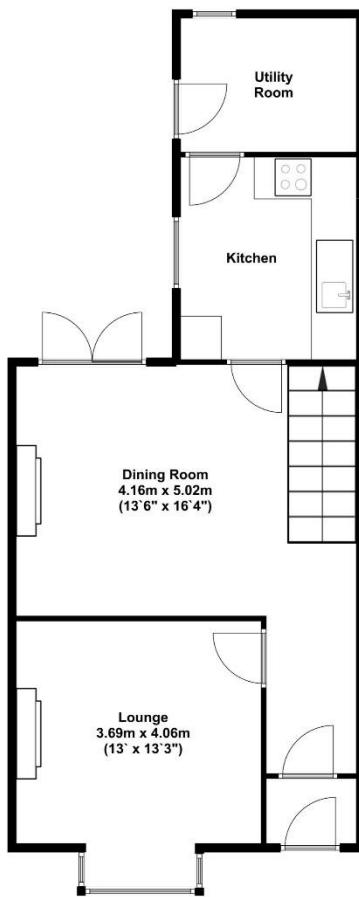
Further afield is the superb Lake District National Park, Kendal and access to the M6 and West Coast Main Line.

Viewings Highly recommended to appreciate this space.

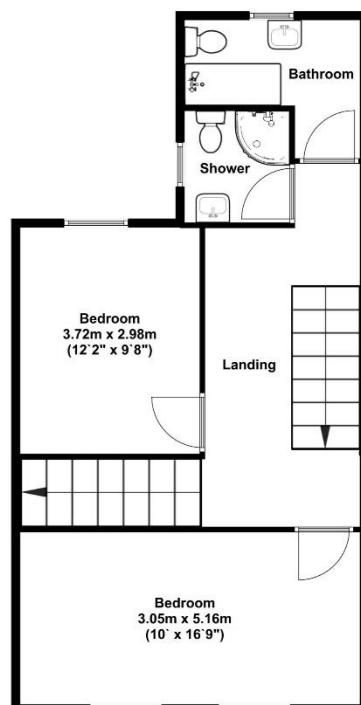
**£349,000** Guide Price



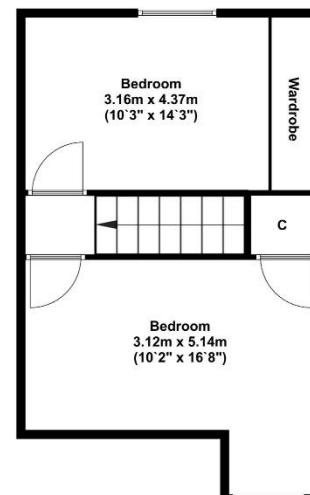
### Ground Floor



### First Floor



### Second Floor



### ADDITIONAL INFORMATION

New roof and boiler fitted 2017.

### SERVICES

Mains Gas, Electric, water and Drainage. New boiler fitted 2017.

### 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

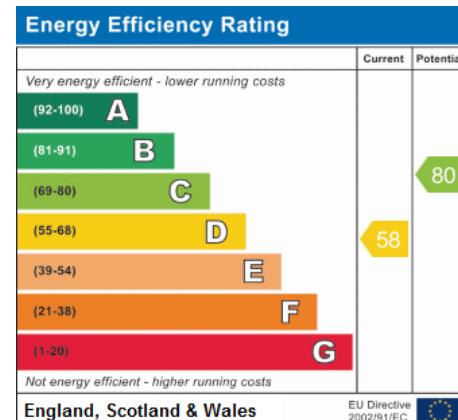
Take a turn at the Dalesman pub onto Howgill Lane, Bainbridge Road is the next right. 5 Bainbridge Road is the second property on the right hand side.

### REFERAL FEE'S

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

### A BIT ABOUT SEDBERGH

Situated in the Yorkshire Dales, Sedbergh hoists 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.



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 or 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](mailto:Sedbergh@cobblecountry.co.uk) Web: [www.cobblecountry.co.uk](http://www.cobblecountry.co.uk)