



River House, Millthrop Mill
Sedbergh, Cumbria, LA10 5SJ

Cobble Country
Dales & lakes
Town & Country Property Agents Est. 1992



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River House is a lovely detached property located on the outskirts of Sedbergh with a riverside position, ample private parking and garden with mature apple trees. This house is full of charm and character.

Entrance to the property is directly into the spacious kitchen. The kitchen has fitted wooden base units, including a fitted gas hob, electric oven, fridge and double stainless steel sink with drainer. There is also ample space for free standing kitchen units and also a dining area. The main focal feature in this room is the attractive Belgian solid fuel stove from the early 20th century.

The kitchen leads into the hall with access doors to the family bathroom, utility room and bedrooms. The bathroom comprises of a 4-piece suit with W.C, hand basin, bidet and bath with shower unit over. The utility room has a fitted double sink with drainer, plumbing for a washing machine and useful separate pantry room. An external door leads out to the side of the property with access to the attached coal store.

The hall leads to both ground floor bedrooms, located to the rear of the property and also the home office/workshop. The garage conversion has a single glazed door to the front, a glazed side door and separate W.C with a Belfast sink. As this has its own access as well as internal door this is a useful space to use as a home office or studio. There is also an open staircase leading to a mezzanine area.

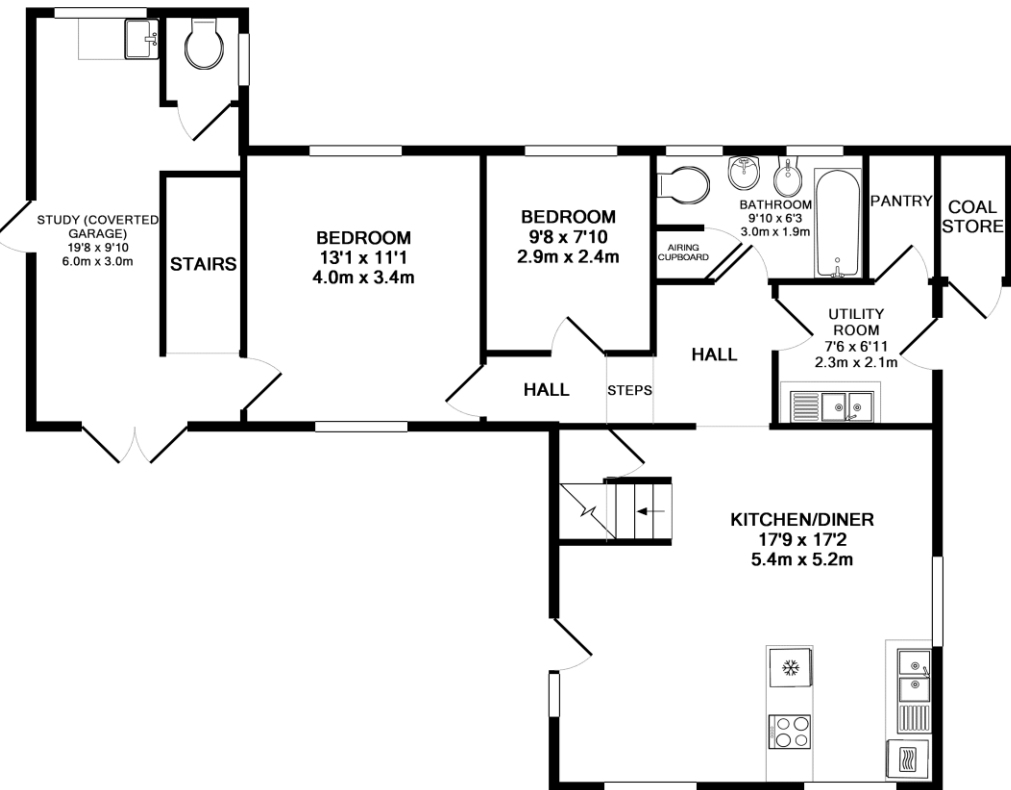
From the kitchen an open wooden staircase leads to the first floor. On this floor there is the open reception, which is currently being used as an office and additional bedroom. There is also an ensuite W.C and basin and steps up to the sitting room. The sitting room is a large room with steel inset convection fire on a tiled hearth and lovely exposed beams and wooden flooring.

Partially double glazed with gas central heating.

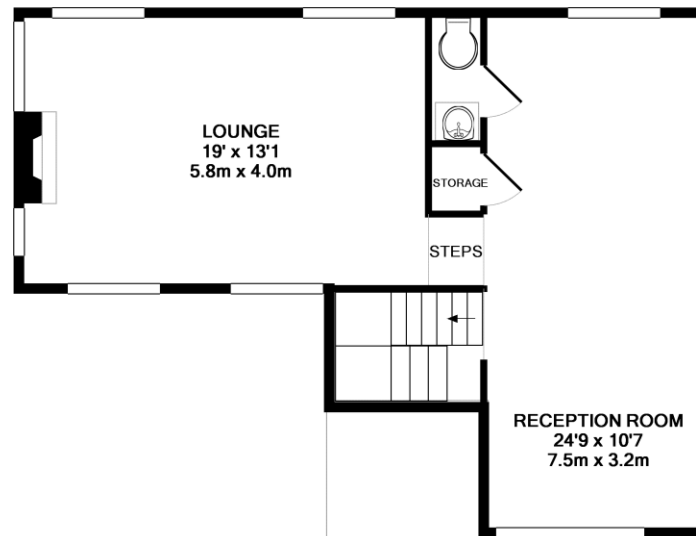
This property is wonderfully presented throughout, with plenty of natural light. River House offers such versatile accommodation, that a viewing is highly recommended to appreciate its space and potential.

Guide Price £395,000





GROUND FLOOR
APPROX. FLOOR
AREA 941 SQ.FT.
(87.4 SQ.M.)



1ST FLOOR
APPROX. FLOOR
AREA 581 SQ.FT.
(54.0 SQ.M.)



MEZZANINE AREA
APPROX. FLOOR
AREA 69 SQ.FT.
(6.4 SQ.M.)

TOTAL APPROX. FLOOR AREA 1591 SQ.FT. (147.8 SQ.M.)
Measurements are approximate. Not to scale. Illustrative purposes only
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SERVICES

Mains gas central heating, mains electric and water, Private septic tank 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 F

DIRECTIONS

From Jct 37 of the M6 Motorway, upon entering Sedbergh take the second right after D.T.Close Service Garage onto Busk Lane, follow this road all the way to the end culminating in a T junction, turn right onto Loftus Hill after approximately after 1/2 mile you will approach a bridge, take the right lane before the bridge. Follow this drive all the way round to the second to last property which is gated and sign posted 'River House'

Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i>			
92-100	A		
81-91	B		
69-80	C		
55-68	D		
39-54	E	41	
21-38	F		
1-20	G		
<i>Not energy efficient - higher running costs</i>			
England & Wales		EU Directive 2002/91/EC	

Environmental (CO ₂) Impact Rating		Current	Potential
<i>Very environmentally friendly - lower CO₂ emissions</i>			
92-100	A		
81-91	B		
69-80	C		
55-68	D		
39-54	E	37	51
21-38	F		
1-20	G		
<i>Not environmentally friendly - higher CO₂ emissions</i>			
England & Wales		EU Directive 2002/91/EC	

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:

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