



Guldrey Fold, Guldrey Lane
Sedbergh, Cumbria, LA10 5DS

Cobble Country
Dales & lakes

Town & Country Property Agents Est. 1992



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This property is a well presented light and airy L-shaped detached true bungalow with a sunny south facing aspect. It is situated in a quite and secluded cul-de-sac within easy walking distance of the centre of Sedbergh with views to the front onto open fields and from the back over the Middleton fells. This property has benefited from many recent quality improvement works including a modern fitted kitchen, many new replacement wooden double glazed windows with high thermal efficiencies, a new gas fired combination boiler, and these improvements together with the contemporary open plan design make this a property worthy of internal inspection.

The accommodation in full comprises of hall, cloaks/WC, fitted kitchen opening into the dining room and 2 steps up to light and airy lounge with wood burning stove. The clever design and layout of the kitchen, dining room and lounge provide distinctly separate areas whilst providing an open plan feel, allowing for comfortable daily living and entertaining. The remaining rooms offer 2 large double bedrooms and 2 good sized single/ small double rooms, plus bathroom/WC.

External to the bungalow there is a separate store and laundry, plus a large detached garage which was previously used as a joiners workshop and for which plans have been drawn for conversion to separate detached dwelling. Along with the large double garage this property possesses an unusually large amount of private parking for Sedbergh.

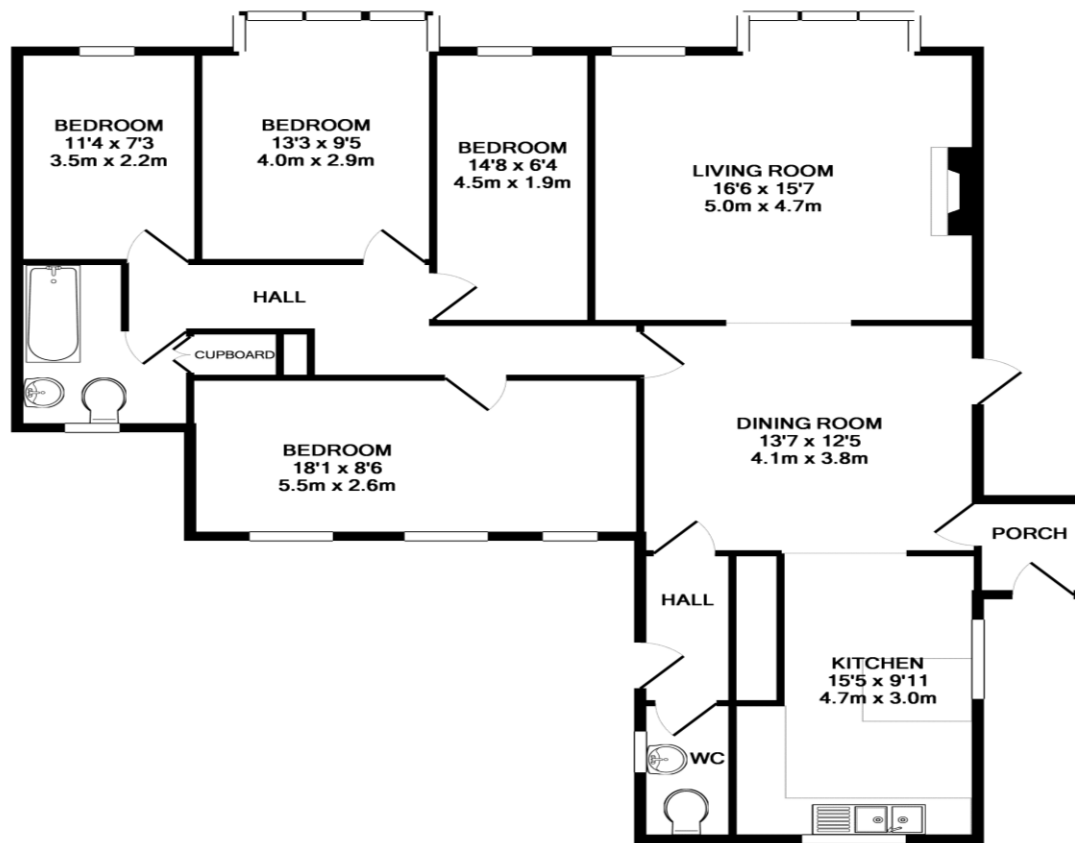
The well maintained gardens to 3 sides allow for the enjoyment of views at all times of the day.

This flexible property would be ideally suited for a variety of occupation types being ideal for both families or retired individuals.

Internal viewings highly recommended to appreciate the properties internal space and this great opportunity

Guide Price £290,000





TOTAL APPROX. FLOOR AREA 115.2 SQ.M. (1240 SQ.FT.)

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given
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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 D.

DIRECTIONS

Leaving the Town centre towards Kendal on 'Station Road' turn right into Guldrey Lane before 'Morphets Garage' continue up this lane, taking the left hand drive at the top. Guldrey Fold is located on the left hand side towards the end of this lane.

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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