

The Ivy on the front of the building has been removed although the root remains so it may be possible to regrow at some stage if required

Merlin Cottage, 7 Howgill Lane, LA10 5DE

**Cobble Country**

# Merlin Cottage, 7 Howgill Lane, Sedbergh, LA10 5DE

Merlin Cottage is a well-presented two-bedroom cottage, centrally located within the thriving community of Sedbergh, which provides good access to all local amenities including shops, post office and pubs.

**Guide Price ~~£165,000~~ **£134,995****

The entrance of the property is via the open carport, which also contains a useful separate utility area. The half glazed front door gives access to the entrance hall and ground floor WC. Stairs lead to the first floor lounge and separate kitchen. A second staircase leads to the two double bedrooms and the family bathroom.

Merlin Cottage benefits from off road private parking in the form of an open carport. The property would be an ideal investment, holiday property or a primary residence for the discerning purchaser.

**Internal inspection is highly recommended to appreciate the charm and quality on offer.**

## SERVICES

Mains electric, Gas central heating, Water and Drainage.

## TENURE

We are advised by the vendor that the property is Freehold.

## COUNCIL TAX BAND

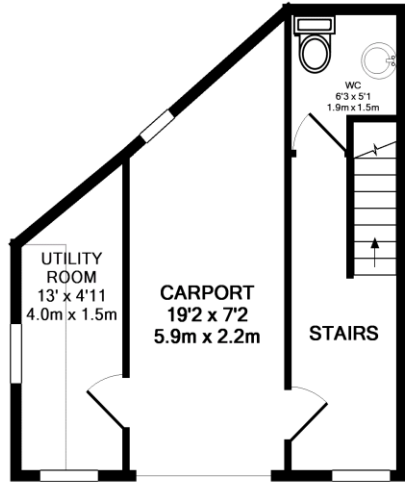
South Lakeland District Council. To be assessed.

## DIRECTIONS

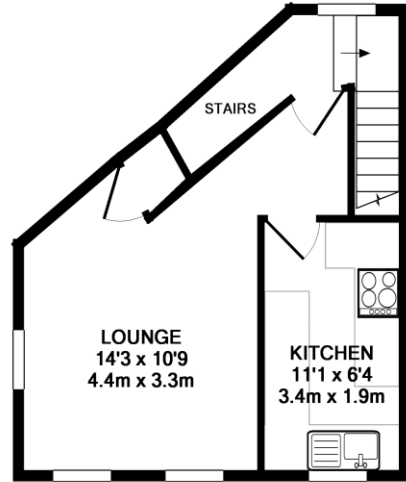
From Junction 37 of the M6 head towards Sedbergh, once in the village, continue towards the centre. Take a left turn before 'The Dalesman' Pub up Howgill Lane, the property is directly adjacent to the road, the second opening/driveway to the right.

## 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](mailto:cobblesedbergh@yahoo.co.uk) [www.cobblecountry.co.uk](http://www.cobblecountry.co.uk)



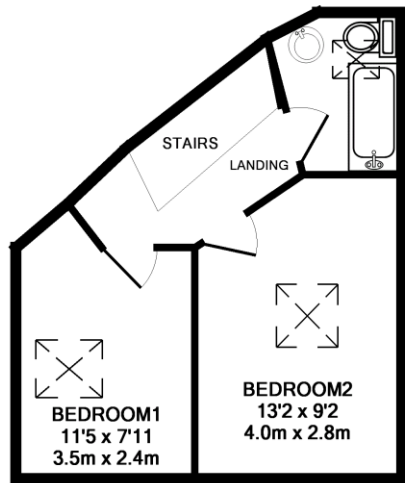
GROUND FLOOR  
APPROX. FLOOR  
AREA 26.3 SQ.M.  
(283 SQ.FT.)



1ST FLOOR  
APPROX. FLOOR  
AREA 26.3 SQ.M.  
(283 SQ.FT.)

TOTAL APPROX. FLOOR AREA 78.9 SQ.M. (849 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  
Made with Metropix ©2007



2ND FLOOR  
APPROX. FLOOR  
AREA 26.3 SQ.M.  
(283 SQ.FT.)

## 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

**The use of photographs for this publication are for your information only, it should not to be assumed that any fixtures fittings or contents seen within the photographs are included in the sale.**

All information included within the details have been given by the vendor and it is also not to be assumed that there is proof of this information or documents to support it and that enquiries should be independently made. None of the statements or measurements contained in these particulars are to be relied on as statements of or representations of fact. None of the services, appliances or equipment mentioned has been checked by Cobble Country Property to ascertain if they are in working order. Buyers must arrange for their own reports and surveys. Where extensions or alterations have been carried out Buyers must check that Planning Consents and Building Regulations have been obtained and complied with. Properties are offered for sale subject to contract. No responsibility can be accepted for loss or expense incurred in viewing or in the event of any property being sold, let or withdrawn. All negotiations must be conducted through the agency of Cobble Country Property.

### 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>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
<i>Not energy efficient - higher running costs</i>		
	61	72
<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>		
(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>		
	54	67
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

