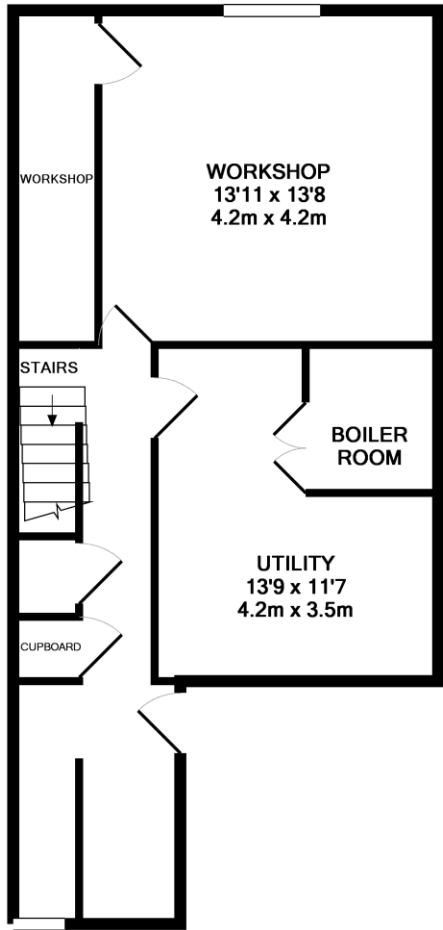




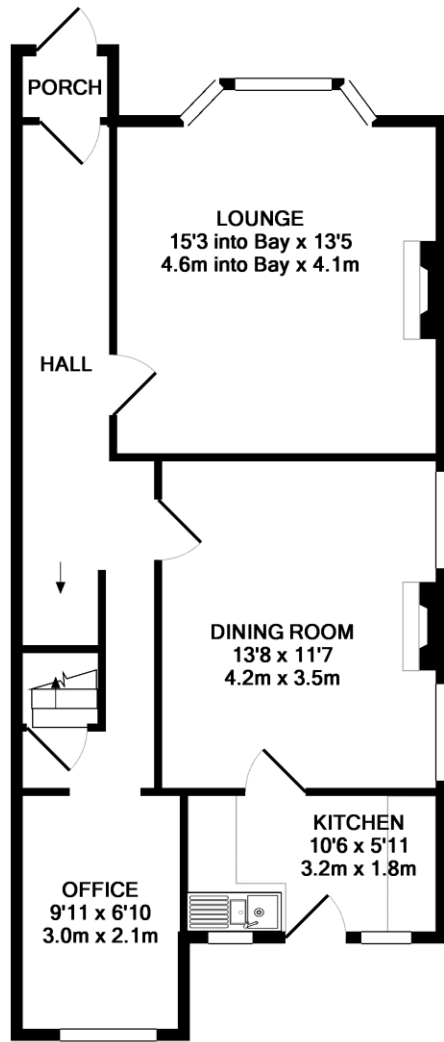
**2, Highfield Villas**  
**Sedbergh, Cumbria, LA10 5DF**

**Cobble Country**  
*Dales & Lakes*

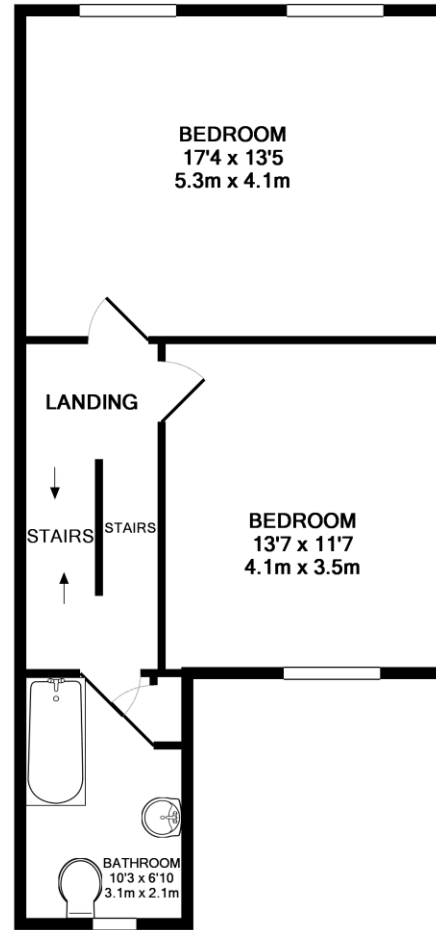
*Town & Country Property Agents Est. 1992*



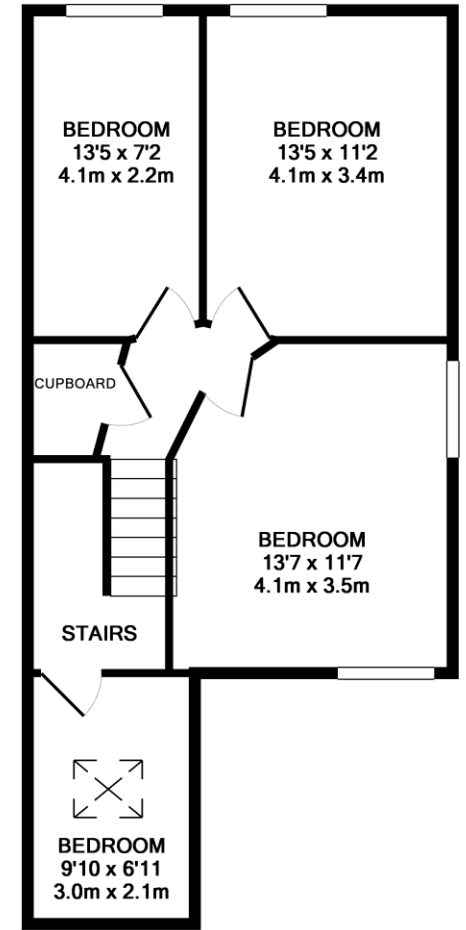
BASEMENT LEVEL  
APPROX. FLOOR  
AREA 543 SQ.FT.  
(50.4 SQ.M.)



GROUND FLOOR  
APPROX. FLOOR  
AREA 626 SQ.FT.  
(58.2 SQ.M.)



1ST FLOOR  
APPROX. FLOOR  
AREA 539 SQ.FT.  
(50.1 SQ.M.)



2ND FLOOR  
APPROX. FLOOR  
AREA 539 SQ.FT.  
(50.1 SQ.M.)

TOTAL APPROX. FLOOR AREA 2247 SQ.FT. (208.7 SQ.M.)  
Measurements are approximate. Not to scale. Illustrative purposes only  
Made with Metropix ©2011

## 2, Highfield Villas

### Sedbergh, Cumbria, LA10 5DF

2 Highfield Villas is a typically roomy semi detached Victorian family home, located in the charming market Town of Sedbergh within the Yorkshire Dales National Park.

The property benefits from a considerably large detached garage with separate stores and former vegetable garden. There is also an enclosed front garden and private yard to the rear of the house providing ample off road parking.

From the front gate, steps lead up to the entrance porch leading into the inner hall. Two good sized reception rooms are located on the ground floor, one to the rear of the property and one to the front affording large bay windows out onto the garden. The second reception room provides access to the rear kitchen extension, which has the potential to be opened up to make a large kitchen/dining space. Both reception room have open fire places.

Off the hall there is access to an office and enclosed staircase to the basement. On this level there is a large workshop with fitted work benches and storage room. There is another good sized room, ideal for a utility area with a separate boiler room. The hall leads to additional storage spaces and door to the rear of the house.

To the first floor there is the master bedroom located to the front of the house, second bedroom and family bathroom. A further three bedrooms and a smaller room is located to the second floor.

A spacious desirable home with lovely views to include Winder Fell.

## Offers Invited



**SERVICES**

Mains electric, water and drainage. Mains gas central heating.

**TENURE**

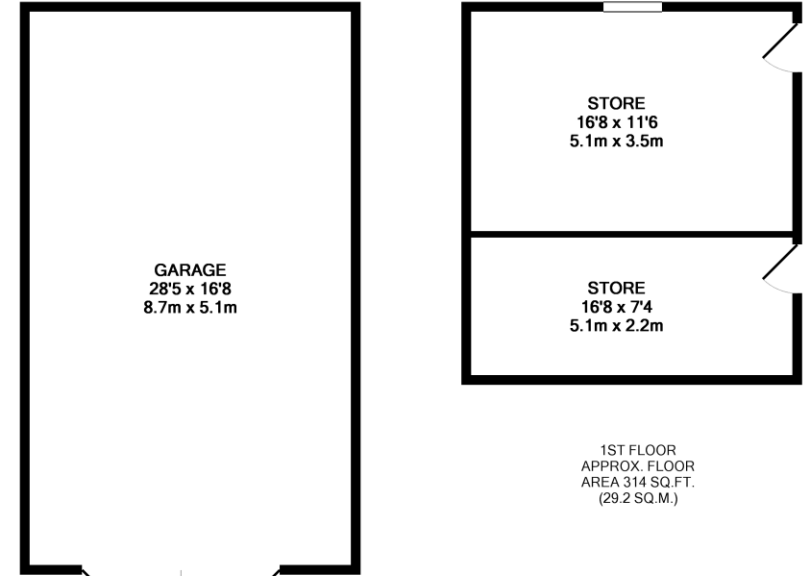
We are advised by the vendor that the property is Freehold.

**COUNCIL TAX BAND**

We are advised that the property is currently in Band D.

**DIRECTIONS**

On the approach to Sedbergh from Kendal, at ‘The Dalesman’ public house take a left to Howgill Lane. The property is located on the left hand side at the brow of the hill.



1ST FLOOR  
APPROX. FLOOR  
AREA 314 SQ.FT.  
(29.2 SQ.M.)

GROUND FLOOR  
APPROX. FLOOR  
AREA 474 SQ.FT.  
(44.1 SQ.M.)

TOTAL APPROX. FLOOR AREA 789 SQ.FT. (73.3 SQ.M.)  
Measurements are approximate. Not to scale. Illustrative purposes only  
Made with Metropix ©2011

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>		45
(21-38) <b>F</b>	23	
(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>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		34
(1-20) <b>G</b>	18	
<i>Not environmentally friendly - higher CO<sub>2</sub> emissions</i>		
<b>England &amp; Wales</b>	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:

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)