

# 4, Thornsbank

Sedbergh, Cumbria, LA10 5LF



**Cobble Country**  
*Dales & lakes*

*Town & Country Property Agents Est. 1992*

# 4, Thornsbank

Sedbergh, Cumbria, LA10 5LF

**Guide Price £175,000**

Thorns Bank is a popular, well maintained estate located just on the outskirts of the Town, yet still within easy walking distance to all of the amenities.

This well-proportioned house comprises of a front lounge with an open fire place, a second reception room to the rear of the property with patio doors to the garden, a kitchen, W.C and stores and to the first floor three bedrooms and the family bathroom.

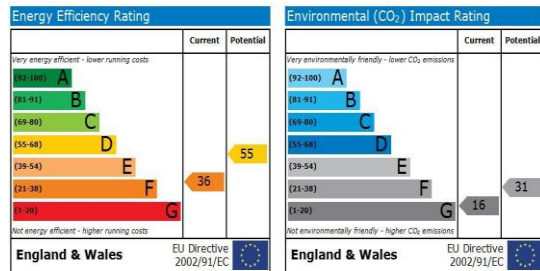
Internally this is a spacious, light property and has the potential to become a highly desirable family home.

The garden benefits from a patio area with a good sized raised lawn with space for a green house and shed. There is a lawned area to both the front and side of the house.

Currently there is no private parking just on road outside the house, however there is the potential to create a private drive, like others have on the estate (subject to approval and planning).

An ideal opportunity to purchase a great property with the scope to improve and personalise to your own taste.

This property has a local occupancy restriction.



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.

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## SERVICES

Electric central heating, gas, water and drainage - all mains.

## TENURE

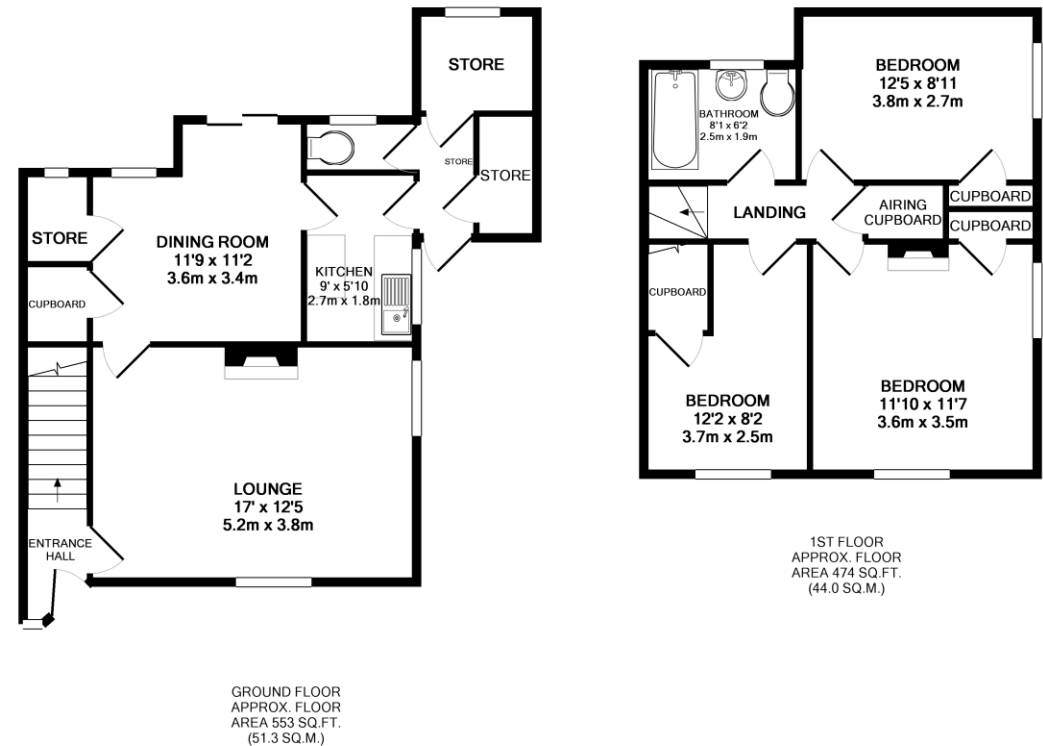
We are advised by the vendor that the property is Freehold

## COUNCIL TAX BAND

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

## DIRECTIONS

Drive out of Sedbergh on the Kirkby Stephen A683 road. After 300 yards past the police station, take a left onto 'Thorns Bank' Number 4 is located on the left hand side as you go up the hill.



TOTAL APPROX. FLOOR AREA 1026 SQ.FT. (95.3 SQ.M.)  
Measurements are approximate. Not to scale. Illustrative purposes only  
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**VIEWINGS:** Viewings are strictly by arrangement with the sole agent:

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