



2 Ingmire Cottages, Sedbergh

Cobble Country

2 Ingmire Cottages, Sedbergh, Cumbria, LA10 5HW

A mid terrace cottage positioned on the outskirts of Sedbergh.

Lovely views in a countryside location, offering plenty of potential.

Offers Invited

This is a great renovation project for someone wanting a spacious rural cottage benefiting from private parking, both front and rear garden and two carports with store.

Internally the property comprises of a kitchen, two reception rooms both with feature fireplaces and to the first floor; three bedrooms and the bathroom.

A rear door with open porch leads out onto the garden, which has a sunny position.
Externally this property has ample parking with the potential for a garage subject to planning.

Coal store: 3.09m x 1.87m Former W.C: 2.00m x 0.90m



SERVICES

Mains electric and water, Septic Tank.

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

From Sedbergh take the A683 to Kirkby Lonsdale. Approximately ½ mile down this road you will pass the turning for Brigflatts, Quaker meeting house. Ingmire Cottages is the next row of houses on the left hand side.

VIEWINGS

Viewings are strictly by arrangement with the sole agent.

Cobble Country Property

59 Main Street, Sedbergh, Cumbria. LA10 5AB

Tel: 015396 21000

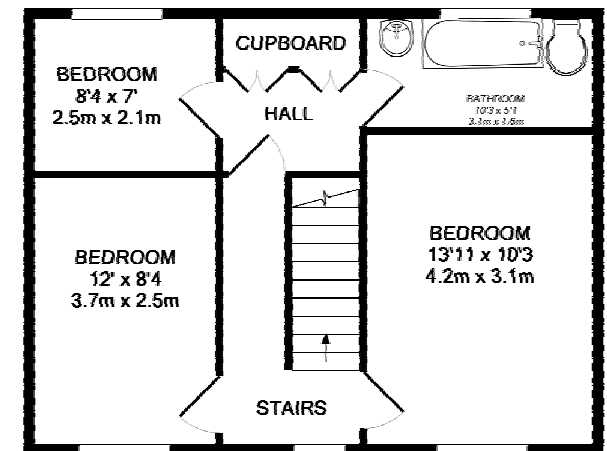
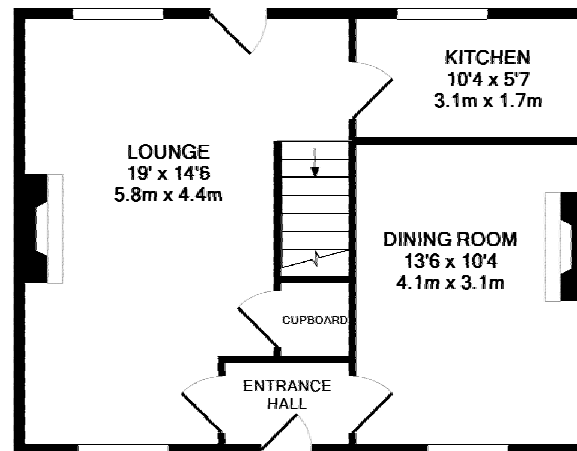
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Cobble Country wish to advise prospective purchasers that we have not checked the services or appliances. The sales particulars have been prepared as a guide only; any floor plan or map is for illustrative purposes only. Cobble Country, for themselves 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.

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		
(21-38) F	28	41
(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		
(21-38) F	25	29
(1-20) G		
<i>Not environmentally friendly - higher CO₂ emissions</i>		
England & Wales	EU Directive 2002/91/EC	



TOTAL APPROX. FLOOR AREA 945 SQ.FT. (87.8 SQ.M.)
Measurements are approximate. Not to scale. Illustrative purposes only
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