



3 Back Lane
Sedbergh, Cumbria, LA10 5BX

Cobble Country
Dales & lakes

Town & Country Property Agents Est. 1992



3 Back Lane

Sedbergh, Cumbria LA10 5BX

A beautiful character cottage situated in the heart of the historic book town of Sedbergh close to all of the town's amenities. This three bedroom property, offers deceptively large accommodation with a rear enclosed courtyard garden with patio seating area and stone shed.

The approach to the property is via a gated front yard and pathway directly from Back Lane. Entrance leads into an inner porch with stairs to the first floor and access doors into the lounge and dining room. The lounge is a large elegant room with a stunning feature fireplace, which the owners believe to be of local Dent Marble providing a striking focal point. There are also recessed storage cupboards to the side of the fireplace and a large deep sill window to the front of the property.

A door leads into the hall, with access to the kitchen and the dining room. Again with a large window with aspect to the front of the property this is a lovely bright room with feature fireplace with a gas effect coal fire.

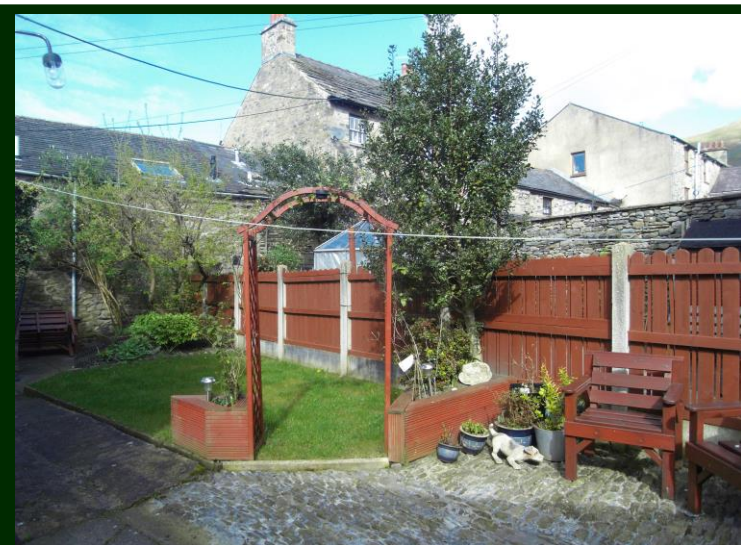
The kitchen located to the rear of the house, comprises of a range of wall and base mounted units with complimentary worktops, tiled splash back and stainless steel sink and drainer. Built in electric oven, gas hob, recess space and plumbing for a dishwasher. There are two double glazed windows with aspect to the rear. A door leads into the utility room, which has a sink and drainer, plumbing for a washing machine and space for a tumble dryer.

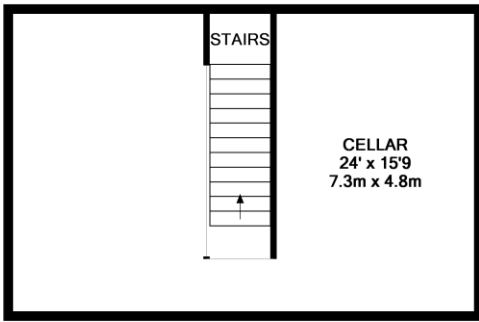
To the first floor are the three double bedrooms and house bathroom. One of the bedrooms benefits from a fitted electric shower cubicle. Stairs lead from the landing to the attic space, extending the full length of the property and is fully boarded and has a velux window.

The large basement offers excellent dry storage, previously used as a games room and provides further opportunities for development with many original features.

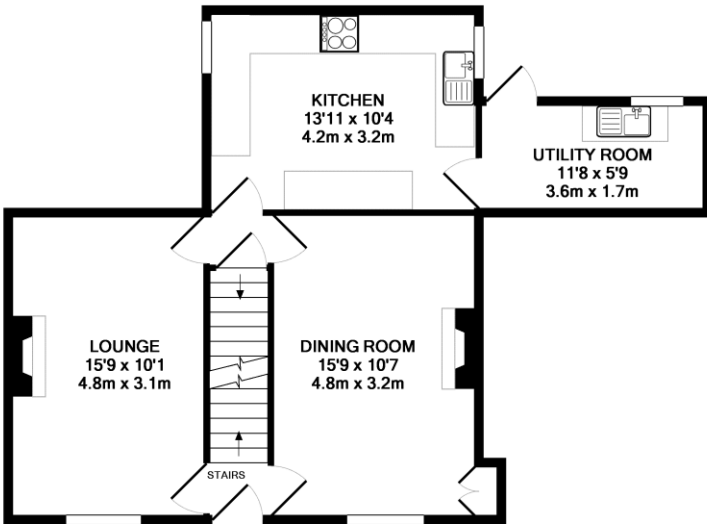
Viewings recommended.

Guide Price £250,000





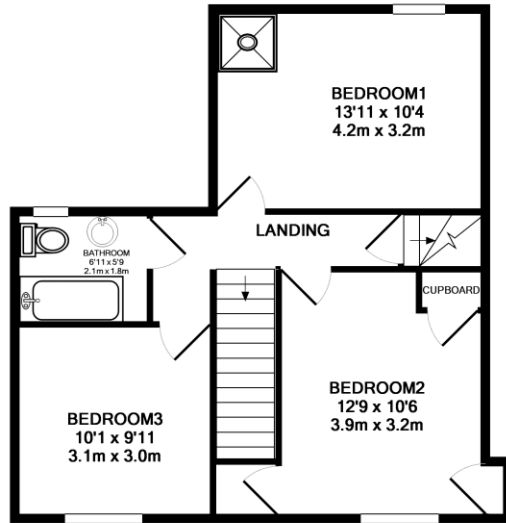
BASEMENT LEVEL
APPROX. FLOOR
AREA 35.0 SQ.M.
(377 SQ.FT.)



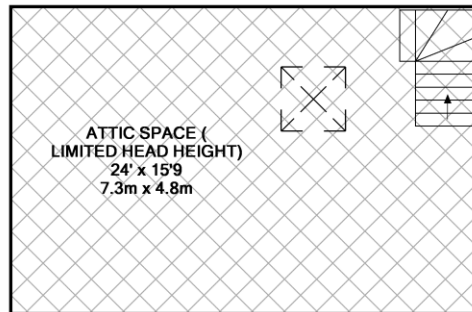
GROUND FLOOR
APPROX. FLOOR
AREA 54.9 SQ.M.
(591 SQ.FT.)

TOTAL APPROX. FLOOR AREA 138.6 SQ.M. (1492 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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1ST FLOOR
APPROX. FLOOR
AREA 48.7 SQ.M.
(524 SQ.FT.)



ATTIC SPACE
APPROX. FLOOR
AREA 0.0 SQ.M.
(0 SQ.FT.)

SERVICES

Mains electric, gas, water and drainage.

TENURE

We are advised by the vender that the property is Freehold

COUNCIL TAX BAND

We are advised that the property is currently is Band C

DIRECTIONS

From the M6 motorway, on entering Sedbergh town centre bear right onto Finkle Street, at the mini roundabout turn left onto Back Lane. Number 3 is slightly set back from the road on the left hand side.

Energy Efficiency Rating		Current	Potential	Environmental (CO ₂) Impact Rating		Current	Potential
Very energy efficient - lower running costs				Very environmentally friendly - lower CO ₂ emissions			
(92-100) A				(92-100) A			
(81-91) B				(81-91) B			
(69-80) C				(69-80) C			
(55-68) D				(55-68) D			
(39-54) E		53	60	(39-54) E	47	53	
(21-38) F				(21-38) F			
(1-20) G				(1-20) G			
Not energy efficient - higher running costs				Not environmentally friendly - higher CO ₂ emissions			
England & Wales		EU Directive 2002/91/EC		England & Wales		EU Directive 2002/91/EC	

VIEWINGS: Viewings are strictly by arrangement with the sole agent:

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