



**37, Loftus Hill**  
**Sedbergh, Cumbria, LA10 5SQ**

**Cobble Country**  
*Dales & lakes*

*Town & Country Property Agents Est. 1992*

# 37, Loftus Hill

## Sedbergh, Cumbria, LA10 5SQ

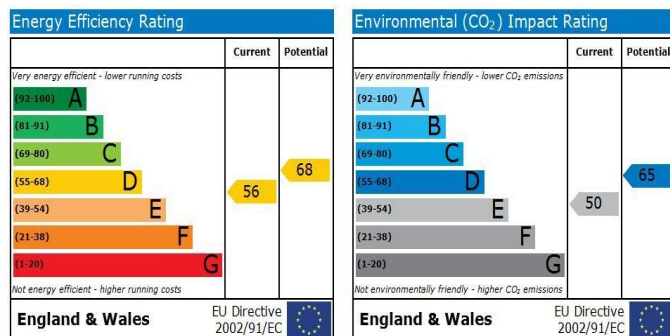
### Guide Price £165,000

A terrace cottage located on Loftus Hill in the Town of Sedbergh. This property is a short walk from the Main Street, with a range of shops to cater for most needs. Facilities include excellent primary and secondary schooling, Sedbergh co-educational public school, a health centre, dentist surgery, library, information centre, three banks, gymnasium, post office, churches, pubs and coffee shops.

Internally this property is in a fair condition. Comprising of a lounge with feature open fire, spacious kitchen with space for a dining area and to the first floor, two bedrooms and the bathroom with a three piece suite. Externally the property has two stores and a raised rear garden.

This property should be a good starter home opportunity with relatively low maintenance and running costs once complete or can offer a small holiday bolthole for those seeking a place in the town.

Needs an internal viewing to appreciate.



### SERVICES

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

### TENURE

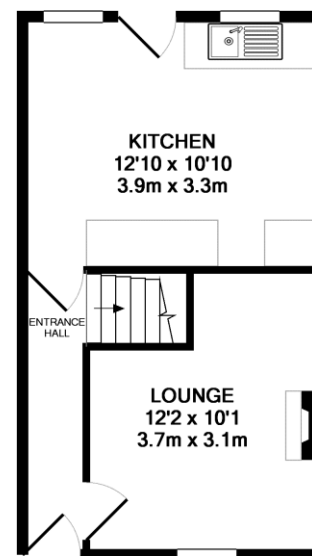
We are advised by the vendor that the property is Freehold.

### COUNCIL TAX BAND

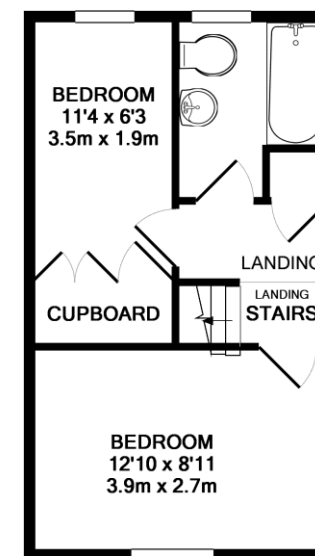
We are advised that the property is currently in Band C.

### DIRECTIONS

On the approach to Sedbergh Main Street from Kendal follow the road to the right past the church. Drive straight on at the small roundabout, at the brow of the hill after the Busk Lane turning on the right, 37 Lofts Hill is located in the terrace on the left.



GROUND FLOOR  
APPROX. FLOOR  
AREA 294 SQ.FT.  
(27.3 SQ.M.)



1ST FLOOR  
APPROX. FLOOR  
AREA 294 SQ.FT.  
(27.3 SQ.M.)

TOTAL APPROX. FLOOR AREA 589 SQ.FT. (54.7 SQ.M.)  
Measurements are approximate. Not to scale. Illustrative purposes only  
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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.

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

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