



1 Guldrey House, Guldrey Lane
Sedbergh, Cumbria, LA10 5DS

Cobble Country
Dales & lakes

Town & Country Property Agents Est. 1992



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A truly wonderful barn conversion situation in a peaceful secluded location in Sedbergh. Within easy walking distance of the Town's amenities yet benefiting from views and spacious internal accommodation. This property is well presented throughout, with internal inspections highly recommended.

Externally Guldrey House has a private drive to the rear of the property with a detached garage. There are two patio/garden areas to both the front and rear allowing a sunny place to sit through the whole day. There is also a lawned area with space for shed to the front of the house.

Entrance to the property is via a large entrance hall, this room allows access into the reception room and also a downstairs shower Room, comprising of a good sized shower cubicle, wash hand basin and W.C. Double doors lead into a very large and grand reception room. This room spreads across the whole length of the property footprint, with a large window to the front of the property and feature gas fire place.

An attractive wooden staircase with a wide half landing looking over the reception room leads to the first floor. Double doors with steps down allows access into the second reception room. Again this is a good sized room with dining area and sitting area. A fire place is positioned on a feature rustic red brick wall is presently fitted with a electric fire. The fire place also has a gas point and the room has windows to the rear of the property.

The kitchen is fully equipped with a range of wooden wall and base units, sink with drainer and striking white Esse range cooker. There is plumbing for a washing machine and recess for a dishwasher and fridge/freezer. There is also ample dining space. A door leads through to the rear hall with access to the rear of the property.

The ground floor benefits from attractive wooden flooring, doors and wooden feature beams.

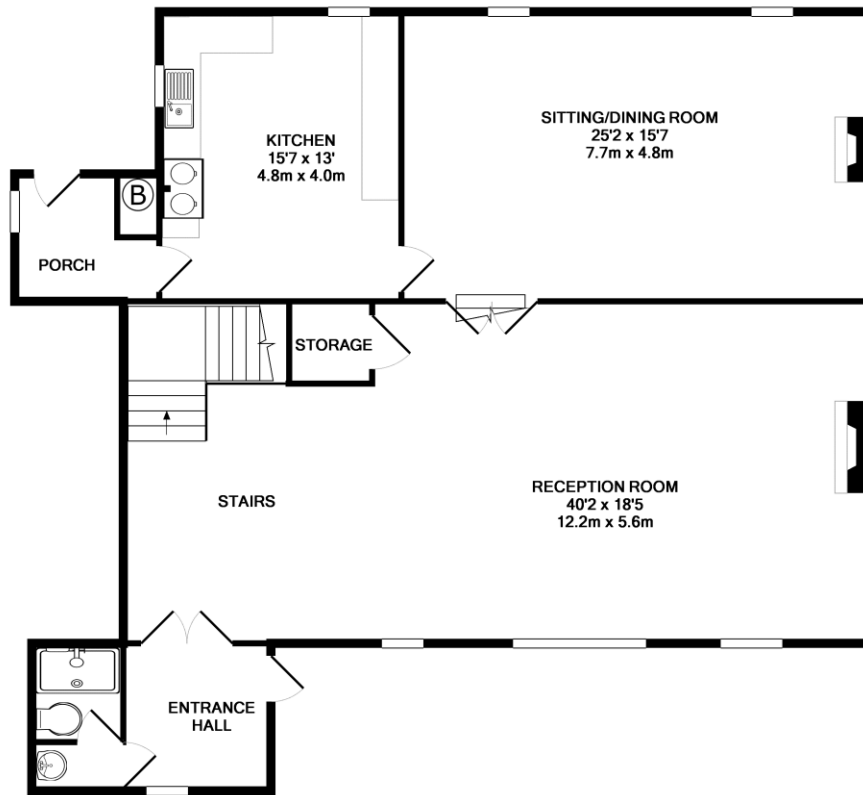
To the first floor are the three bedrooms, all double rooms looking out over the front of the property. The first bedroom benefits from an additional room, currently used as a laundry room, although has the potential to be converted into an ensuite. The family bathroom is located at the end of the first floor hall, this includes a W.C, vanity wash basin and bath in a wooden surround with additional fitted storage cupboards.

This property is fully double glazed throughout with all new window units replaced in 2010.

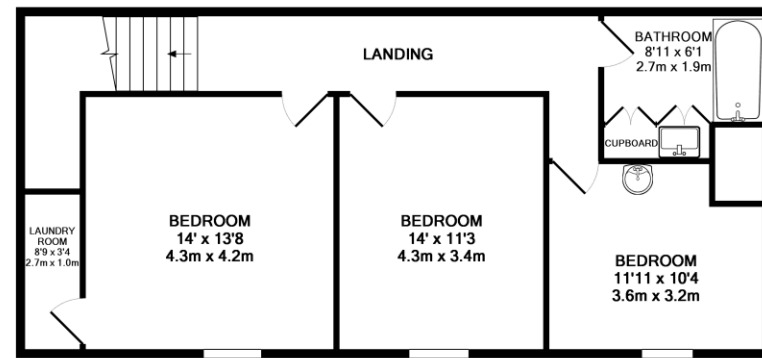
An attractive property throughout in a lovely position.

Guide Price £495,000





GROUND FLOOR
APPROX. FLOOR
AREA 1490 SQ.FT.
(138.4 SQ.M.)



1ST FLOOR
APPROX. FLOOR
AREA 739 SQ.FT.
(68.7 SQ.M.)

TOTAL APPROX. FLOOR AREA 2229 SQ.FT. (207.1 SQ.M.)
Measurements are approximate. Not to scale. Illustrative purposes only
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SERVICES

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

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 E.

DIRECTIONS

Leaving the Town centre towards Kendal on 'Station Road' turn right into Guldrey Lane before 'Morphets Garage'. Continue up this lane, taking the left hand drive at the top. Guldrey House is located on the left hand side towards the end of this lane; parking is to the rear of the 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	73	75
39-54	E		
21-38	F		
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	69	71
55-68	D		
39-54	E		
21-38	F		
1-20	G		
<i>Not environmentally friendly - higher CO₂ emissions</i>			
England & Wales		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:

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