



**The Potters, Southfield Road, Sedbergh**

**Cobble Country**

## **The Potters, Southfield Road, Sedbergh, LA10 5DR**

**An immaculate three bedroom detached dormer bungalow situated in a most desirable position at the foot of Winder Fell in the town of Sedbergh. Having recently undergone some modernisation this property now represents a delightful family home or alternatively with much of the accommodation being on one level, an ideal retirement property with beautiful gardens. The Potters is within walking distance of Sedbergh town centre and all amenities on offer including schools, post office, shops, restaurants and pubs; with excellent public transport links to Kendal and a 10-minute drive from the M6 Motorway.**

The Potters, a detached property situated in its own grounds is surrounded by well maintained mature garden and has the benefit of a private drive leading to the garage. The accommodation briefly comprises: Lounge, Kitchen, utility area, three bedrooms and an extensive attic with potential for further accommodation subject to relevant planning permission. Externally is a well-stocked, mature garden with pond and summerhouse. A detached two-room outhouse and private drive leading to the single garage.

**Guide Price Of £250,000**



## **The Accommodation Comprises:**

### **Entrance Hall**

Access doors to all principal rooms. Airing cupboard housing Vaillant Gas Combi boiler and shelves for linen. Loft access hatch.

### **Lounge**

A good size lounge with ample space for dining furniture. Fitted gas fire and telephone point. 3 UPVC double glazed windows affording a dual aspect to both the front and rear of the property. Double Panel radiator.

### **Kitchen**

Newly fitted 'Cottage-style' kitchen comprising a range of base and wall mounted cupboard units in cream. Solid wood worktops with attractive complimentary tiled splashbacks. Inset Belfast sink and drainer with mixer tap. Integral dishwasher, built under Belling double fan assisted oven, 5 burner Belling gas hob with feature extractor hood. Recess space for fridge freezer. Glazed panel door leads to outside garden and outside store. Two double glazed windows to rear and side elevation.

### **House Bathroom**

A newly fitted and tiled bathroom comprising a white three piece suite: Low level WC with push button flush and enclosed cistern, wash hand basin inset into modern dark wood vanity unit. Jacuzzi bath with fixed over bath shower and shower attachment. All bathroom fittings in chrome. Chrome heated towel rail.

### **Bedroom 1**

Access off the lounge, double glazed window affording view to the front of the property. Double panel radiator.

### **Bedroom 2**

A double bedroom with double glazed window to the front of the property . Double panel radiator.

### **Bedroom 3**

Another double bedroom with double glazed window to the rear of the property. Double panel radiator.

### **Garage**

A spacious single garage is accessed via a private drive with ample space for four vehicles. The garage has an up and over access door with space for one vehicle and additional storage.

### **Outside Store/ Utility Area**

Consists of two rooms. Light, power and water supply.

Room 1 – 2.87m x 3.02m

Room 2 – 2.36m x 2.26m

## **SERVICES**

Mains Electricity, Gas and Drainage are all connected.

## **TENURE**

We are advised by the vendor that the property is Free Hold

## **COUNCIL TAX BAND**

We are advised by the vendor the property is in Council Tax Band D.

## **DIRECTIONS**

FROM Jct 37 and take A684 to Sedbergh. On entering Sedbergh pass D T Close garage on the right, continue for approx 500yds, Southfield Road is on the left immediately before R S Morphets Garage.

## **VIEWINGS**

Viewings are strictly by arrangement with the sole agent.

Cobble Country Property

59 Main Street, Sedbergh, Cumbria. LA10 5AB

Tel: 015396 21000

cobblesedbergh@yahoo.co.uk

www.cobblecountry.co.uk

## **FREE VALUATION**


In order to assist you in the possible purchase or rental of this property, we can offer, without obligation and free of charge, experienced and professional help on the valuation and / or opportunities for your own home. We can advise you on options that may be suitable for the current market as well as in its present use. As you are aware, your home is at risk if you do not keep up the repayments on a mortgage or any other loan secured on it.

## **DISCLAIMER**


The use of photographs for this publication are for your information only, it should not be assumed that any fixtures fittings or contents seen within the photographs are included in the sale. All information included within the details has been given by the vendor and it is also not to be assumed that there is proof of this information or documents to support it and that enquiries should be independently made. None of the statements or measurements contained in these particulars are to be relied on as statements of or representations of fact. None of the services, appliances or equipment mentioned has been checked by Cobble Country Property to ascertain if they are in working order. Buyers must arrange for their own reports and surveys. Where extensions or alterations have been carried out Buyers must check that Planning Consents and Building Regulations have been obtained and complied with. Properties are offered for sale subject to contract. No responsibility can be accepted for loss or expense incurred in viewing or in the event of any property being sold, let or withdrawn. All negotiations must be conducted through the agency of Cobble Country Property.

**PLEASE CONTACT THE AGENTS BEFORE TRAVELLING ANY  
DISTANCE TO VIEW, TO ARRANGE AN APPOINTMENT AND  
TO DISCUSS ANY POINTS OF PARTICULAR IMPORTANCE**

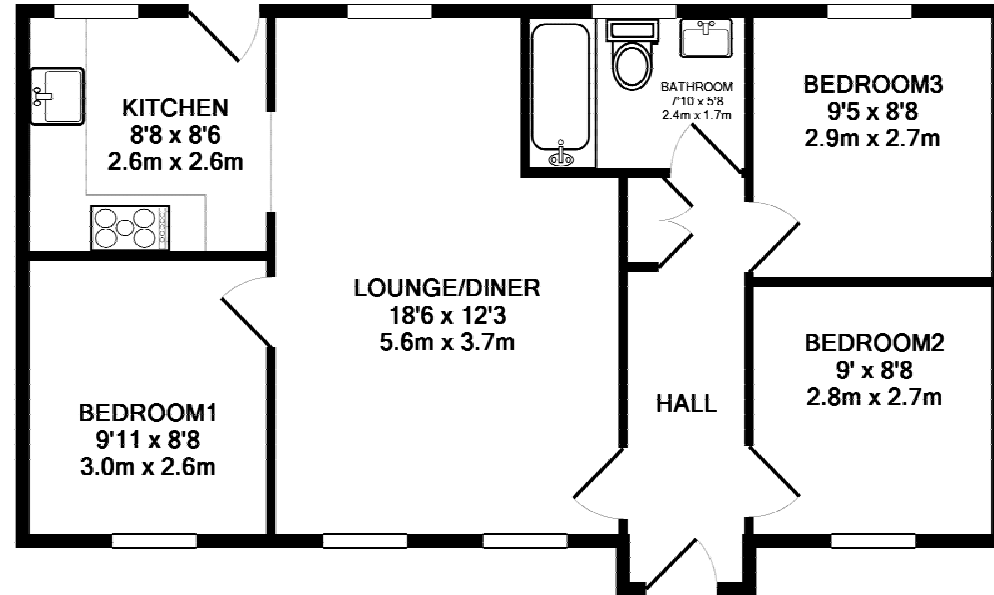
### Energy Efficiency Rating

	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92-100) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>	63	72
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
<i>Not energy efficient - higher running costs</i>		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

### Environmental (CO<sub>2</sub>) Impact Rating

	Current	Potential
<i>Very environmentally friendly - lower CO<sub>2</sub> emissions</i>		
(92-100) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>	57	68
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
<i>Not environmentally friendly - higher CO<sub>2</sub> emissions</i>		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

### FLOOR PLAN



TOTAL APPROX. FLOOR AREA 59.1 SQ.M. (636 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

Made with Metropix ©2009

