



**East Rackenthwaite**  
Sedbergh, Cumbria, LA10 5PD

**Cobble Country**  
*Dales & lakes*

*Town & Country Property Agents Est. 1992*



# East Rackenthwaite, Garsdale, Sedbergh, Cumbria, LA10 5PD

East Rackenthwaite is an outstanding property situated in an area of natural beauty less than 5 miles from the Town of Sedbergh. This property boasts space, quality and period features as well as panoramic views of the Garsdale valley.

Externally a gated drive leads up to an open area, where there is ample parking space. The front lawn and patio area are enclosed affording views of the area. To the side of the house there is a woodland area with pine trees and a small stream flowing through from the fells behind the house.

The rear garden has been recently landscaped and terraced with attractive gravelled paths and walled plant beds. There is a flagged area elevated off the rear lawn with space for a shed or summer house. This also provides access into the 4th bedroom and upper hall and is a great sun trap looking over the well maintained garden and fells behind.

Internally East Rackenthwaite has undergone a sophisticated renovation. The decor is neutral and has a fresh feel throughout. So many period features retains the character inside, from fabulous stone fireplaces, exposed beams and original oak panelling and doors.

To the ground floor are the 3 reception rooms with feature fire places. The kitchen is to the rear of the house, fitted with attractive bespoke units and worktops. The kitchen includes an oil fired Rayburn, double Belfast sink and recess and plumbing for a washing machine, dishwasher and fridge. The flagged flooring, beams, deep sills and stable door add to the Dales Farmhouse feel.

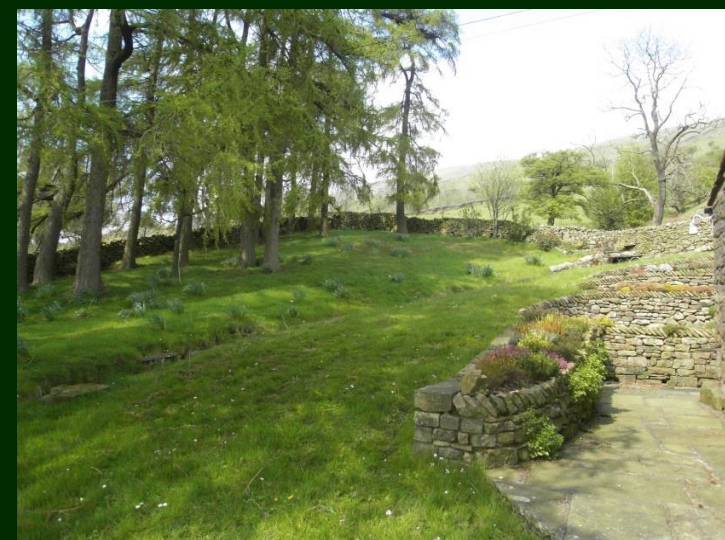
There is a rear pantry retained with stone flooring and shelving. Oak panelling divides the pantry from the dining room, with a door providing easy access from the dining room to the kitchen.

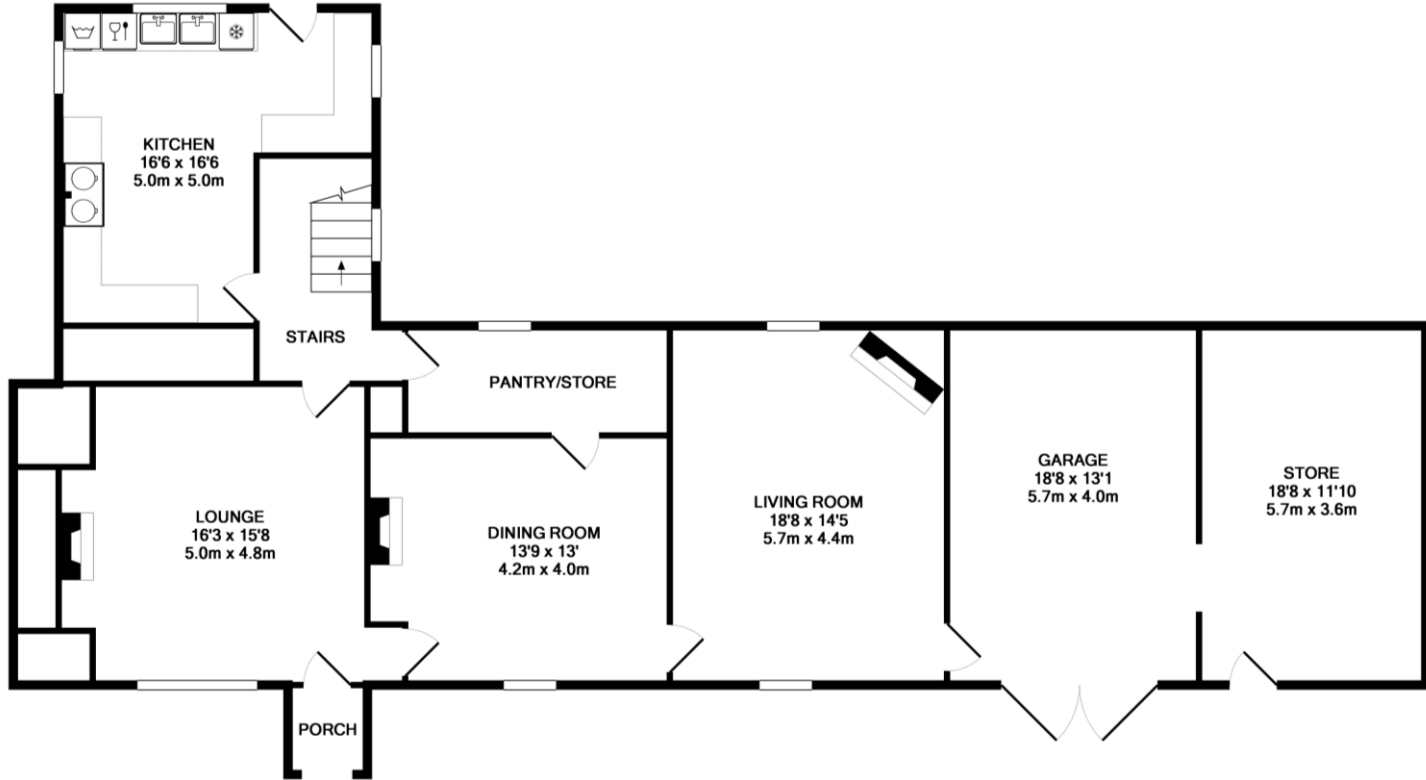
The garage and external store can be accessed from the front driveway and also the sitting room. Both areas retain their traditional cobbled flooring and the store also has the stoned flagged cubicles from the former animal pens.

Original stone steps lead to the first floor. All four double bedrooms are on this level as well as the house bathroom and shower room. The study area is fitted with book cases and has a large storage cupboard and ample study space. All of the bedrooms are located to the front of the house, so have lovely views over the surrounding countryside.

A truly wonderful, well-kept historic Dales property.

**Guide Price £550,000**





**SERVICES**

Private septic tank, oil fired central heating, private water supply. Mains electricity.

**TENURE**

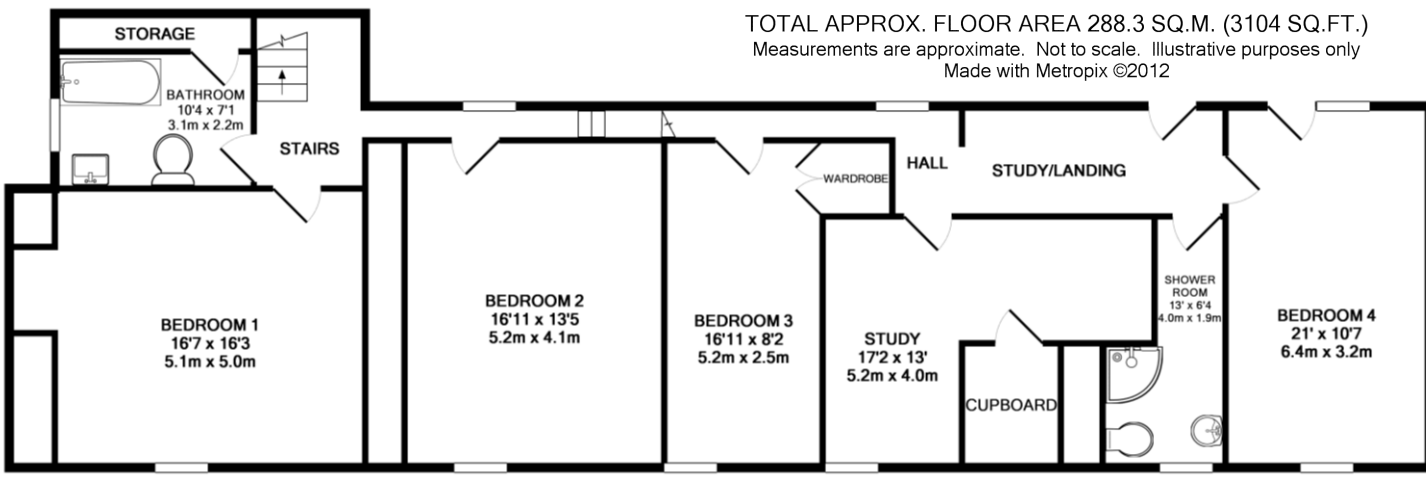
We are advised by the vendor that the property is Freehold

**COUNCIL TAX BAND**

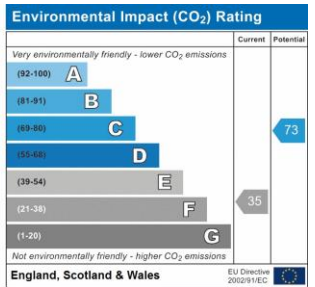
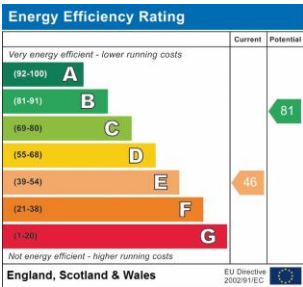
We are advised that the property is currently in Band G.

**DIRECTIONS**

From Sedbergh take the A684 road to Hawes and Garsdale for 4 miles. After passing a large white house with neighboring stone house on the left and garage to the right, access to East Rackenthwaite is 400 yards further along the road on the left hand side. Turn off the road and over the cattle grid next to the gate. Drive through a field over a gravel track to the gate of the house.



TOTAL APPROX. FLOOR AREA 288.3 SQ.M. (3104 SQ.FT.)  
Measurements are approximate. Not to scale. Illustrative purposes only  
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