



Owertbrig, Thorns Lane, Sedbergh, LA10 5LD

Cobble Country

Owertbrig, Thorns Lane, Sedbergh, Cumbria, LA10 5LD

An excellent opportunity to purchase this custom built detached stone property, pleasantly situated down a private lane. This four-bedroom property provides spacious accommodation and represents a superb family home and is within easy walking distance of the charming book town of Sedbergh.

Guide Price of offers over £320,000

Entrance to the property is via a glazed entrance porch leading to the inner hall, which provides access to the sitting room/dining area, utility areas, downstairs shower room, and a staircase leading to the first floor. The sitting room/dining area is open plan to the kitchen via a feature archway and has access to the rear garden. The cottage style kitchen benefits from a range of wall and floor mounted cupboard units, integral fridge, and recess space for oven. The lounge benefits from dual aspect windows and feature gas fire. The utility room has plumbing for washing machine and space for fridge freezer and tumble dryer and provides integral access to the large double garage, downstairs shower and WC and a further room with potential to be used as a study/office area.

To the first floor there are four double bedrooms, a further room with potential to be a single bedroom, study, or has potential to be converted to an en suite bathroom. The family bathroom comprises of a four-piece suite with large shower and corner bath. Externally there is a lovely enclosed rear garden to two sides with two elevated patio-seating areas. To the front of the property there is parking for two cars with further ample parking adjacent.

Owertbrig is situated within easy walking distance of Sedbergh either by road or a public footpath adjacent to the property. Sedbergh has all the amenities one would expect from a thriving Cumbrian town, including excellent schools, medical centre, dentist, library, post office, church, three pubs and a good range of shops including cafes/restaurants. Sedbergh is well placed for exploring the magnificent surroundings of the Yorkshire Dales National Park and only a 15-minute drive from Junction 37 of the M6.

A unique home in a quiet location, inspection essential.



SERVICES

Mains electric and water. Septic tank drainage (emptied every two years), Calor Gas.

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

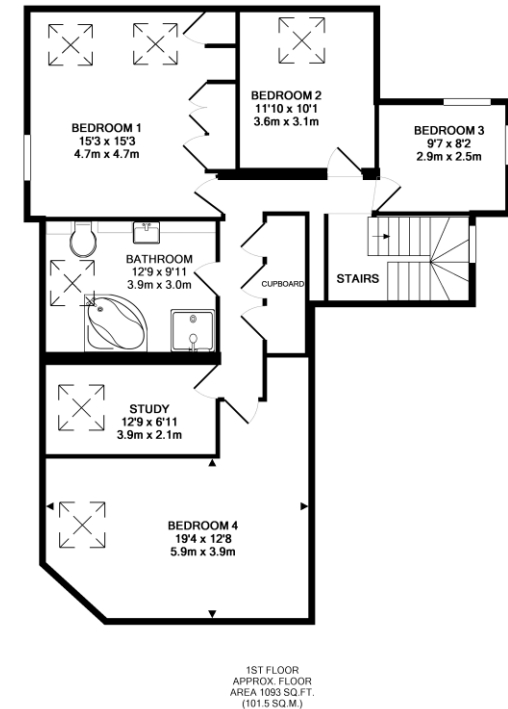
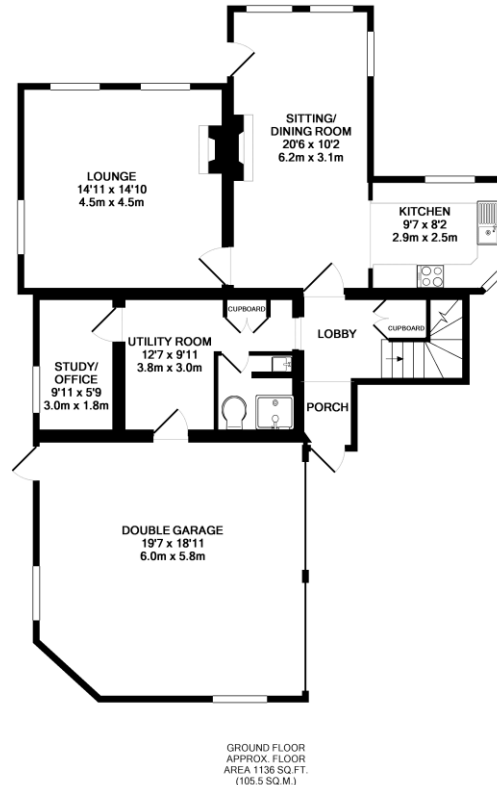
Drive out of Sedbergh on the Kirkby Stephen road and take the second left after the Fire station onto a small access only lane 'Thorns Lane'. The property is the third on the right, parking can be found in front of or opposite the property.

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

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.



TOTAL APPROX. FLOOR AREA 2229 SQ.FT. (207.1 SQ.M.)
Measurements are approximate. Not to scale. Illustrative purposes only.
Made with Metropia ©2011

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		
(39-54) E		
(21-38) F	31	44
(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		
(55-68) D		64
(39-54) E	52	
(21-38) F		
(1-20) G		
<i>Not environmentally friendly - higher CO₂ emissions</i>		
England & Wales	EU Directive 2002/91/EC	

