



High Oaks, Marthwaite
Sedbergh, Cumbria, LA10 5ER

Cobble Country
Dales & lakes

Town & Country Property Agents Est. 1992



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An attractive property located in a small pleasant hamlet just on the outskirts of Sedbergh. This is a spacious property with a small paddock, private parking and many traditional features internally.

Entrance to the property is via an enclosed porch, with door leading into the open plan dining room and kitchen. The kitchen is fully equipped with integral fridge, ceramic hob, eye level cooker and sink with drainer. The dining area has a feature renovated cast iron range with stone surround. Both the dining area and kitchen has under floor heating, wooden double glazed windows and feature beams.

Off the dining area is a useful utility room, with plumbing for a washing machine, sink with drainer and ample storage/shelving space. The lounge is located to the front of the property with dual aspect, under floor heating and large feature stone fagged fireplace with shelving and open fire. There is also an attractive wooden storage cupboard and exposed wall and beams.

From the kitchen the hall leads to the downstairs W.C with low-level pedestal and hand basin and storage cupboard, which houses the electric central heating boiler.

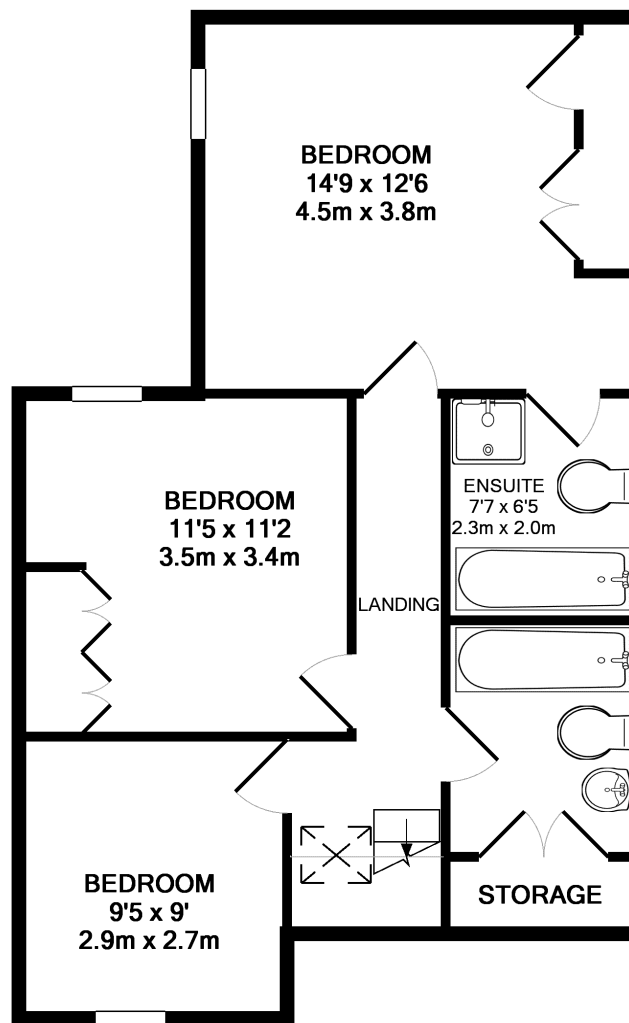
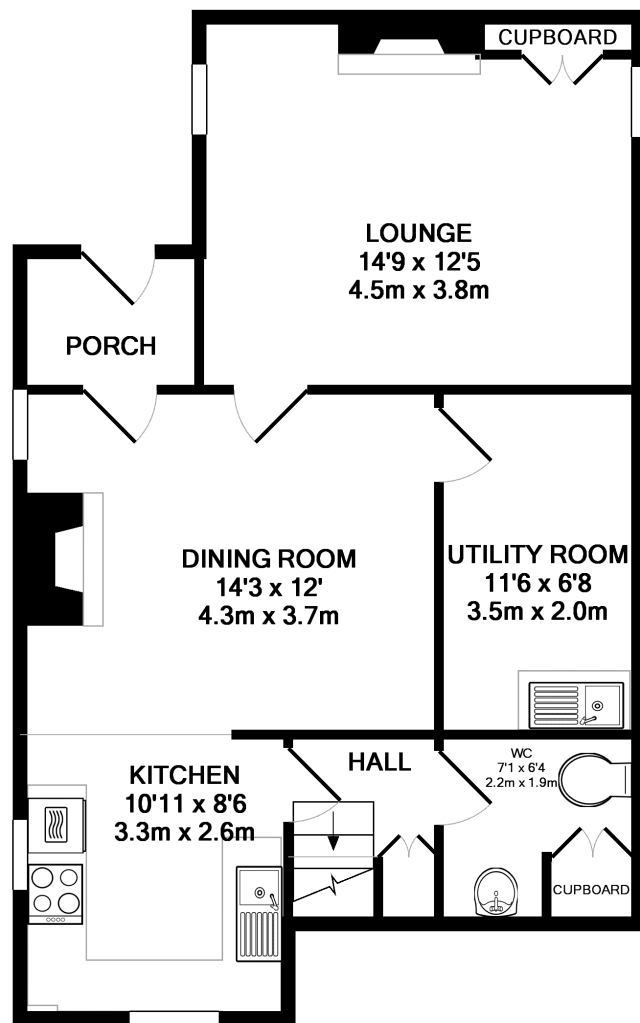
To the first floor are the three double bedrooms, two of which benefiting from fitted double wardrobes and the master bedroom with an ensuite bathroom with 4 piece suite, including W.C, hand basin, bath and shower cubicle. The family bathroom is also located on this level with useful airing cupboard. Hatch with pull down ladder from the landing leads to the loft space, which is partly floored.

The property has a double drive for private parking and detached small paddock, formerly a orchard.

High Oaks has been extensively refurbished with new roof, new windows, re plastered, re wired and plumbed and had all new fixtures and fittings. We believe this work was carried out in the 1990's although not by the present owners. In recent years the central heating boiler has been replaced with one of the new generation, highly efficient electric boilers, working on the economy 10 radiators.

Guide Price £295,000





TOTAL APPROX. FLOOR AREA 1190 SQ.FT. (110.6 SQ.M.)
Measurements are approximate. Not to scale. Illustrative purposes only
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SERVICES

Mains electric and water. Shared septic tank, electric 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 F.

DIRECTIONS

Head out of Sedbergh, past Close's Garage and immediately turn left towards Kirkby Lonsdale. Continue for approximately one mile until you reach a T-junction that continues round to the left. Turn right at this junction then (with caution) take the second turning on the right, which leads down a very narrow country lane.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F		24	24
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

Environmental (CO ₂) Impact Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions			
(92-100) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F		12	12
(1-20) G			
Not environmentally friendly - higher CO ₂ emissions			
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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