



Moor Rigg Barn, Grisdale
Sedbergh, Cumbria, LA10 5PS

Cobble Country
Dales & lakes

Town & Country Property Agents Est. 1992



Moor Rigg Barn, Grisdale Sedbergh, Cumbria, LA10 5PS

Moor Rigg Barn is a end terrace property set in a rural tranquil location. This is a well maintained property and is currently run as a successful holiday let business. Externally the property benefits from ample private parking, large garden area to the front and rear, enclosed by a stonewall and a coal store. Converted with character and recently upgraded this is a lovely spacious cottage and would suit those looking for a peaceful holiday home, investment property or a main home in the heart of the Dales.

Internally there are two double bedrooms, one of which benefiting from fitted double wardrobes and both have outstanding views of the surrounding countryside. The bathroom comprises of a four piece suite in white; bath, corner shower cubicle, wash hand basin and W.C.

The ground floor lounge has a feature multi fuel stove on a flagged hearth, which is the main focal point to the room. There is also a feature exposed stone wall with internal window through to the kitchen. The kitchen is a good size and has a large electric range cooker, stainless steel sink with drainer. recess for a fridge and plumbing for a washing machine and dish washer. There is also space for a dining area and access door to the utility room, which also has external access to the rear of the property.

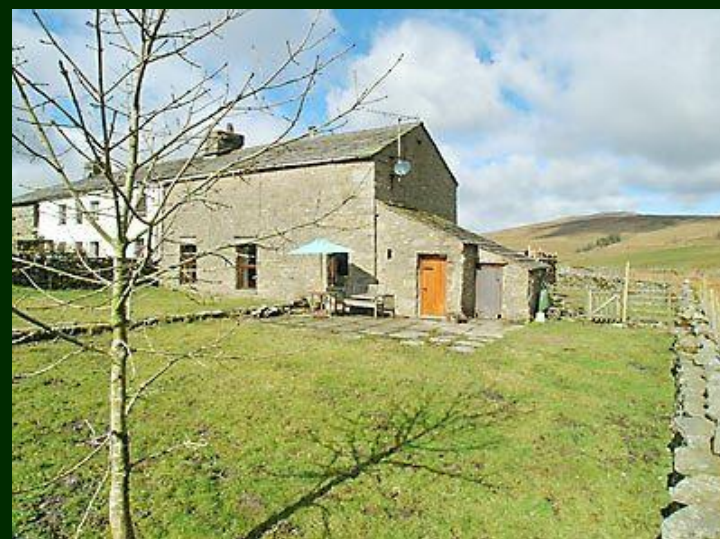
Original feature include exposed stone walls, beams, wooden flooring and quaint recessed barn windows.

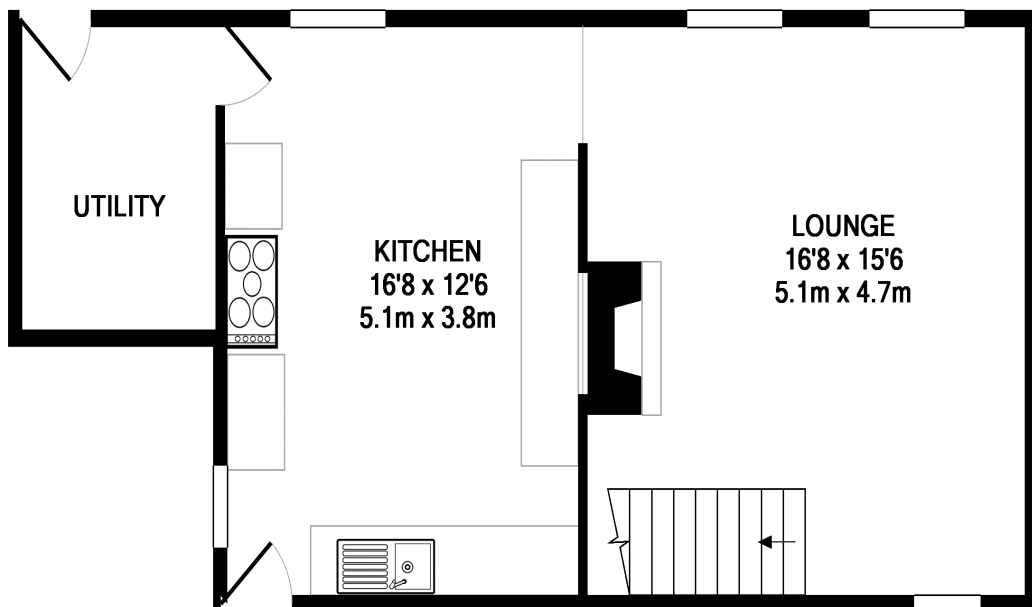
A wonderfully presented property in an even more wonderful countryside location.

4 star 'cottages4you' grading for a holiday let.

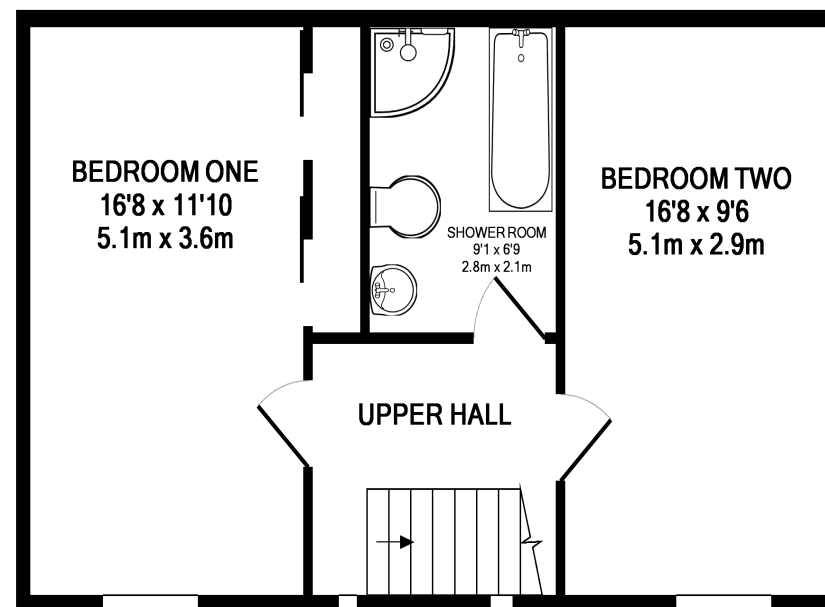
More information can also be found on www.moorigg.co.uk

Offers Over £250,000





GROUND FLOOR
APPROX. FLOOR
AREA 531 SQ.FT.
(49.3 SQ.M.)



1ST FLOOR
APPROX. FLOOR
AREA 467 SQ.FT.
(43.3 SQ.M.)

TOTAL APPROX. FLOOR AREA 998 SQ.FT. (92.7 SQ.M.)
Measurements are approximate. Not to scale. Illustrative purposes only
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SERVICES

Private water supply with filter. Septic tank, mains electricity.

TENURE

We are advised by the vender that the property is Freehold.

COUNCIL TAX BAND

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

DIRECTIONS

On the approach to Hawes from Sedbergh on the A684, after approximately eight miles you will come across a small signpost to the left for 'Grisedale' giving access to a single-track lane. Follow this for approximately half a mile and then take the first turning on the left after the cattle grid. Follow this for approximately one mile more, crossing two further cattle grids. The lane extends into the open country in front of you and over a small stone bridge, you will see a small terrace of cottages on the right, Moor Rigg barn is the last on the right.

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.

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		29	30
(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		34	34
(1-20) G			
Not environmentally friendly - higher CO ₂ emissions			
England & Wales	EU Directive 2002/91/EC		

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VIEWINGS: Viewings are strictly by arrangement with the sole agent:

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