



**Brantrigg, Winfield Road**  
**Sedbergh, Cumbria, LA10 5AZ**

**Cobble Country**  
*Dales & lakes*

*Town & Country Property Agents Est. 1992*



# Brantrigg, Winfield Road

## Sedbergh, Cumbria, LA10 5AZ

Set in an elevated South facing position in Sedbergh, Brantrigg affords stunning views overlooking the Town and Howgill Fells behind. This is an attractive three bedroom detached property with an exceptionally large well maintained garden. The grounds of the property are about 1/2 acre, including a private drive with parking and turning space.

To the rear of the house there is an elevated patio area with space for a greenhouse and garden shed.

Internally on the ground floor the property benefits from a lounge, kitchen/diner, and dining room, a double bedroom, bathroom and W.C. The lounge is a bright room with a large full length window to the front of the house. There is a feature gas fireplace and another two windows to the gable end overlooking the garden.

The dining room is off the hall to the front of the property, leading into the kitchen/dining room.

This has been recently upgraded with a range of wall, base and an island unit in cream with complimentary worktops. The fitted appliances include a stainless steel sink 1/2 with drainer, 'Bosch' oven and 4 ring gas hob, and an integral dishwasher and fridge.

The kitchen is a thru' room with door to the rear porch and utility room. The utility room has plumbing for a washing machine and also ample space for a dryer and free standing fridge/freezer. An external door provides access from the rear porch to the patio area.

A door leads from the kitchen to the hall providing access into the W.C and ground floor double bedroom and ensuite with a large walk in shower and hand basin.

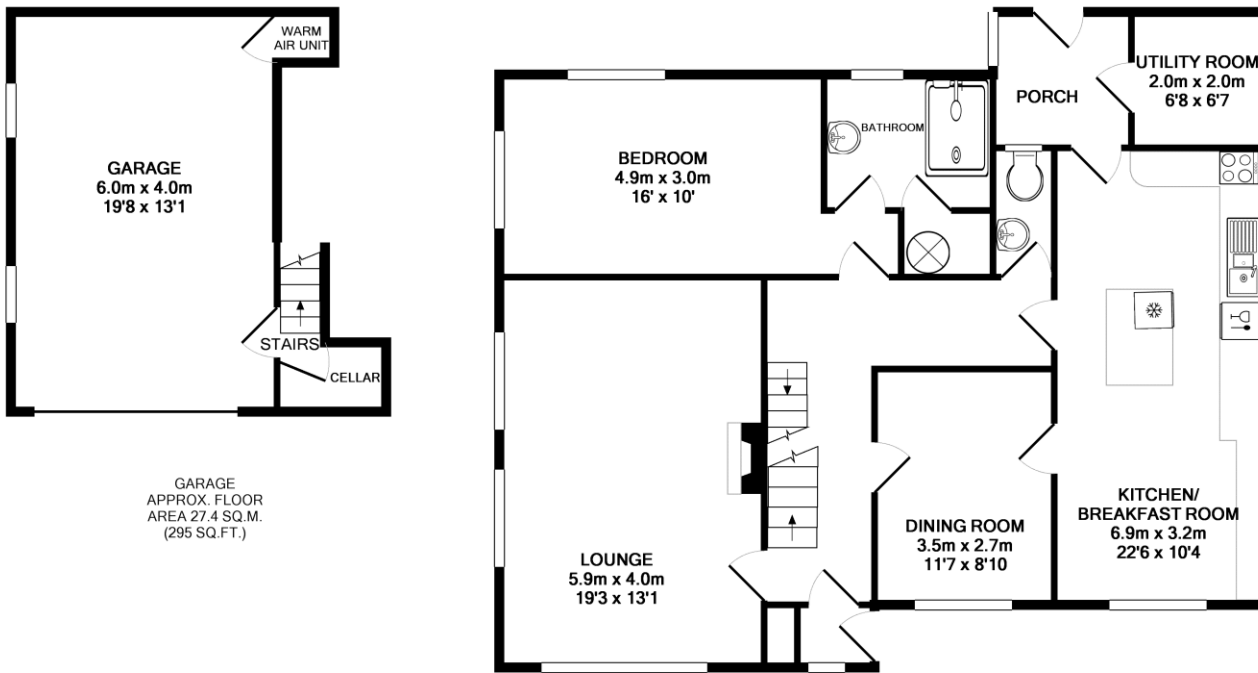
An open wooden staircase leads to the first floor with an additional two double bedrooms both with fitted wardrobes and a bathroom.

The integral garage is located on the lower ground floor benefiting from light, power and water. There is also access to the wine cellar and stairs leading up to the ground floor.

A lovely detached home with an outstanding garden and views.

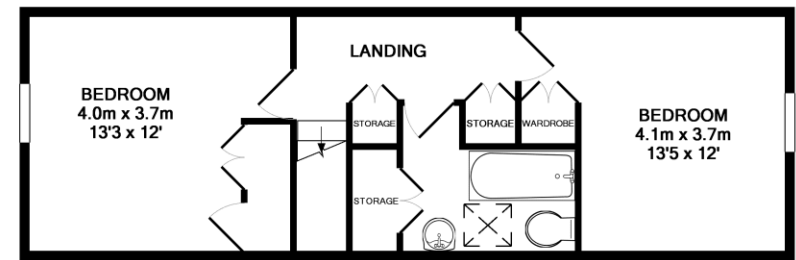
**Guide Price £349,950**





GARAGE  
APPROX. FLOOR  
AREA 27.4 SQ.M.  
(295 SQ.FT.)

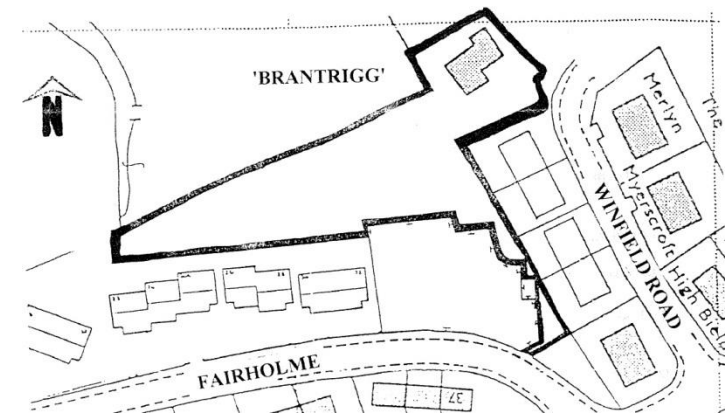
GROUND FLOOR  
APPROX. FLOOR  
AREA 100.7 SQ.M.  
(1084 SQ.FT.)



1ST FLOOR  
APPROX. FLOOR  
AREA 42.1 SQ.M.  
(453 SQ.FT.)

Energy Efficiency Rating		Environmental Impact (CO <sub>2</sub> ) Rating	
	Current	Potential	
Very energy efficient - lower running costs			Very environmentally friendly - lower CO <sub>2</sub> emissions
(92 plus) <b>A</b>			(92 plus) <b>A</b>
(81-91) <b>B</b>			(81-91) <b>B</b>
(69-80) <b>C</b>			(69-80) <b>C</b>
(55-68) <b>D</b>	59	60	(55-68) <b>D</b>
(39-54) <b>E</b>			(39-54) <b>E</b>
(21-38) <b>F</b>			(21-38) <b>F</b>
(1-20) <b>G</b>			(1-20) <b>G</b>
Not energy efficient - higher running costs			Not environmentally friendly - higher CO <sub>2</sub> emissions
<b>England &amp; Wales</b>	EU Directive 2002/91/EC		<b>England &amp; Wales</b>

TOTAL APPROX. FLOOR AREA 170.2 SQ.M. (1832 SQ.FT.)  
Measurements are approximate. Not to scale. Illustrative purposes only  
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**SERVICES**

Mains gas, electric, water and drainage. Gas central heating by an efficient warm air system.

**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**

From Sedbergh Main Street, proceed East, taking a left up 'Joss Lane'. 'Winfield Road' is the third road on the left and Brantrigg is the sixth house on the left hand side.

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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