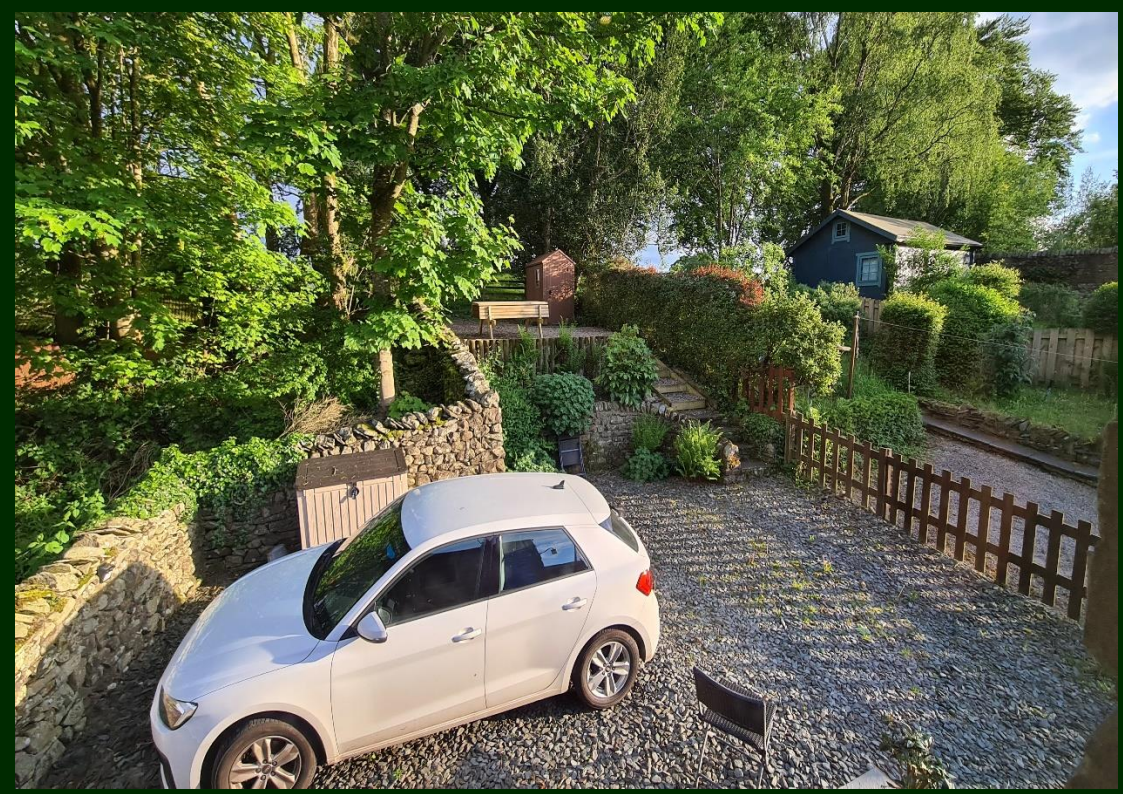




Pippin Cottage, Main Street
Sedbergh, Cumbria LA10 5BN



Pippin Cottage Main Street Sedbergh, Cumbria LA10 5BN

Pippin Cottage is a quaint stone and slate built cottage nestled in the heart of the historic market town of Sedbergh and on the edge of the Yorkshire Dales National Park. Nicely tucked away and situated just off the Main Street of the town, it's convenient for all the local shops, cafe's, bars and amenities. This characterful cottage is currently a well-established holiday let. It also lends itself perfectly for a first or second home and a lock up and leave.

The accommodation is 'up side down' ensuring you have the best views to enjoy whilst sitting in the open plan lounge. On entering through the front door at ground level you are led into a porch leading onto to the two bedrooms, both with wood laminate flooring, one double and one single along with the newly fitted white 3-piece shower room with electric Mira sport shower. There is a door from the double bedroom out onto the patio area into the garden. Up the open staircase is the open plan lounge, kitchen and dining area with fabulous views.

There is a wood burning stove in the lounge and Amtico wood flooring, the kitchen is newly fitted including appliances. Natural light diffused throughout.

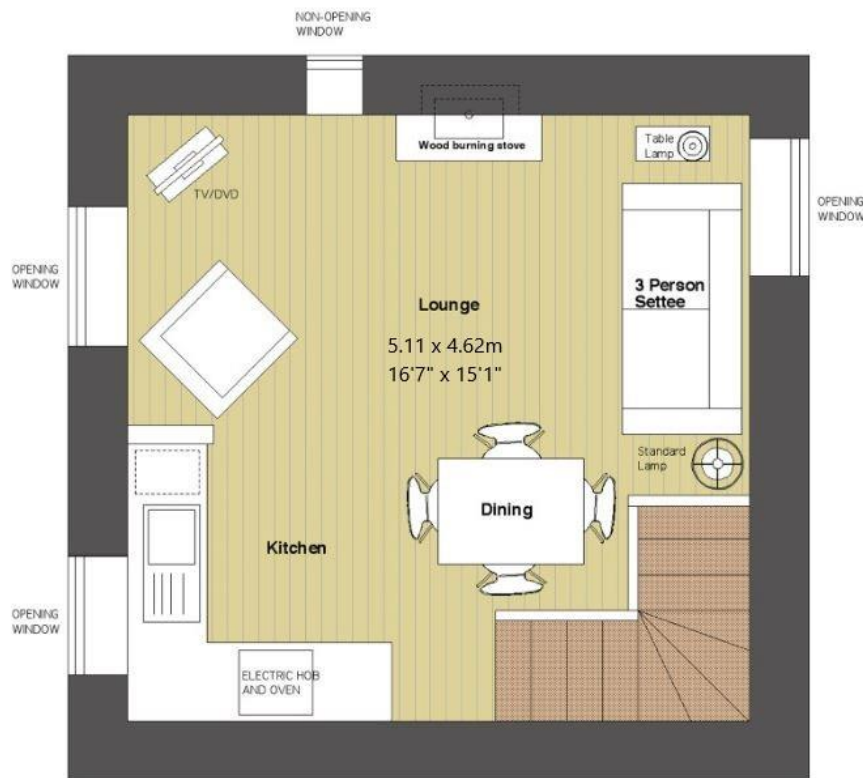
The property benefits from new energy efficient slimline Infrared panels which are wifi operated, B4RN (high speed broadband with 1GB download speed), newly fitted UPVC double glazed windows, spotlights in all rooms and wooden beams ensuring plenty of character.

Externally, there is a large, tiered garden, patio/seating area, shed and parking for at least 2 cars.

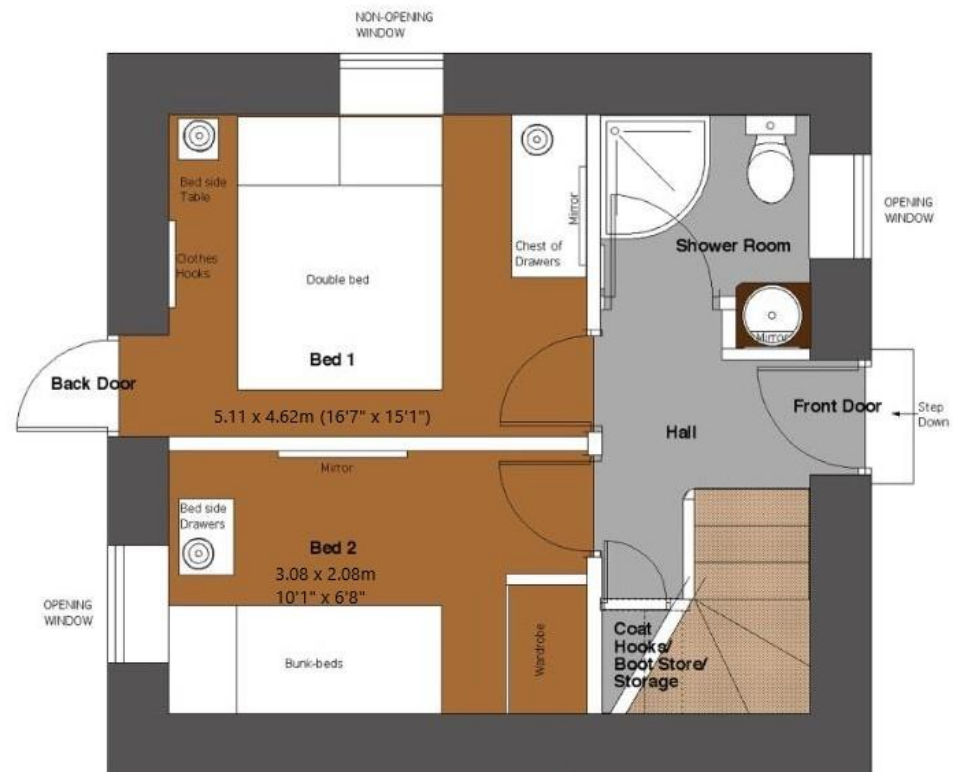
Viewings are highly recommended to appreciate the cottage and it's space and surroundings.

Guide price £210,000





First Floor



Ground Floor

SERVICES

Mains electric, water and drainage.

TENURE

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

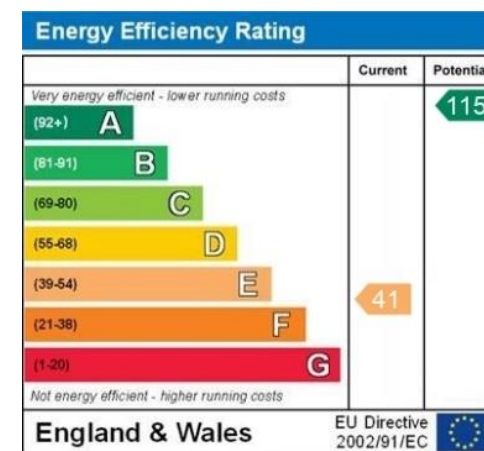
COUNCIL TAX BAND

TBC

DIRECTIONS

The cottage is approximately 100 yards beyond the Dalesman Inn, on the opposite side through a narrow road behind number 7 Main Street.

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.



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

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