



5 Hallbank
Sedbergh, Cumbria, LA10 5JW

COBBLE
Country

5 Hallbank, Sedbergh

5 Hallbank, a deceptively spacious character Cottage positioned on the outskirts of Sedbergh in the small hamlet of Hallbank, enjoying spectacular views of the Howgill Fells.

The accommodation offers a lounge on entrance with open fire, fitted kitchen / diner, large family bathroom, and three double bedrooms, all enjoying spectacular views of the surrounding countryside.

Throughout, the property benefits generous integrated storage.

Externally, the property acquires a wealth of outside space, offering a small patio garden to the front perfect for seating and planting. Adjacent to the property a substantial lawned area, bordered by well-maintained hedging. With the correct permissions one could create established parking.

In addition, two further private lawned areas one of which overlooks the river clough where an abundance of wildlife can be contemplated, and to finish, off-road parking for at least 2 cars.

The property provides a unique opportunity for renovations, ideal as a first, second or family home.

Viewings highly recommended to appreciate what this property has to offer.

Guide Price £265,000



Lounge – 4.22m x 5.22m – Open fire, 16 pane sash window, 12 pane door, night storage heater.

Kitchen – 4.06m x 4.97m – Wall and base units, electric cooker and hob, spacious under stairs storage, dual aspect, plumbing for washing machine.

Bedroom 1 – 3.96m x 5.22m – 16 Pane sash window, night storage heater.

Bathroom – 2.44m x 3.42m – WC, wash hand basin, bath with shower over, integrated storage, 16 pane sash window.

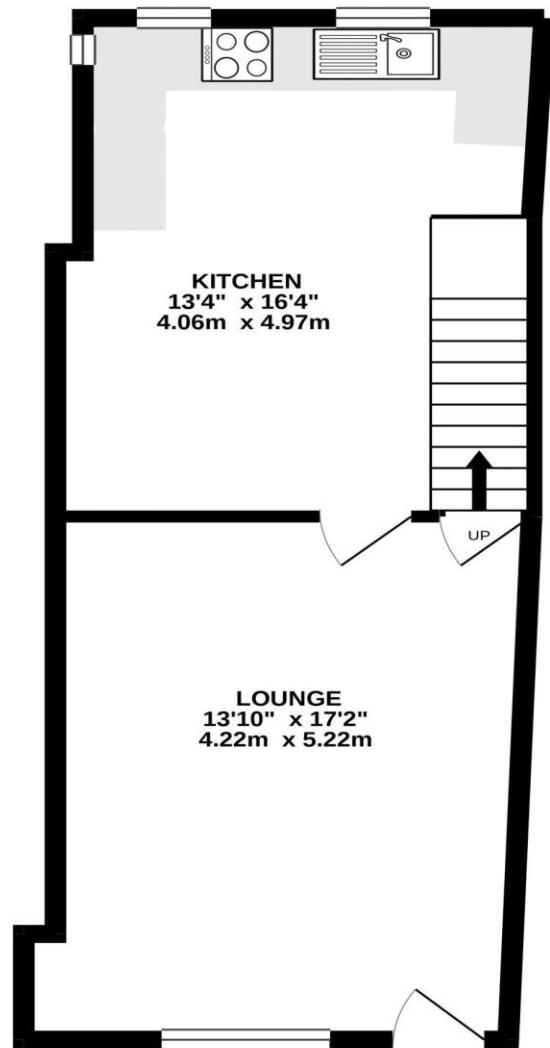
Bedroom 2 – 3.96m x 4.11m – Good sized double, sloped ceiling, night storage heater, 16 pane sash window, un-spoilt views of the surrounding fells.

Bedroom 3 – 2.44m x 3.87m – Small double, pedestal wash hand basin, sloped ceiling, Velux window, night storage heater.

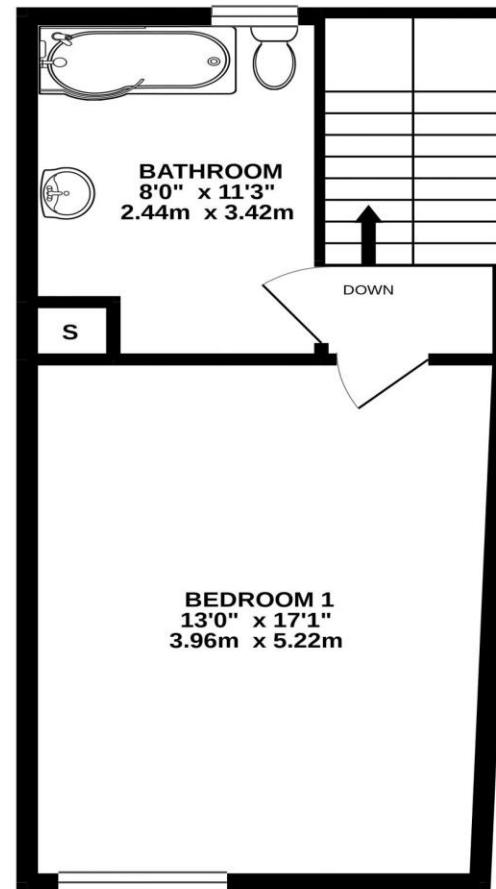




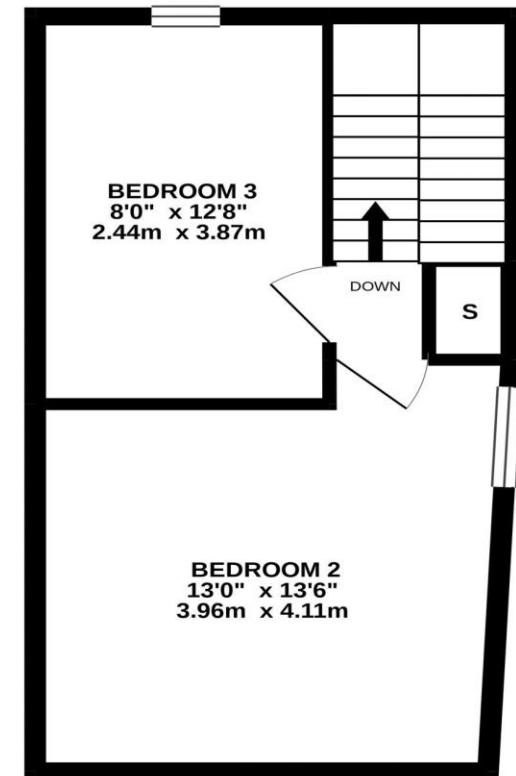
GROUND FLOOR
427 sq.ft. (39.7 sq.m.) approx.



1ST FLOOR
363 sq.ft. (33.7 sq.m.) approx.



2ND FLOOR
316 sq.ft. (29.4 sq.m.) approx.



TOTAL FLOOR AREA : 1106 sq.ft. (102.7 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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VIEWINGS: Viewings are strictly by arrangement with the sole agent:

Cobble Country Property, 59 Main Street, Sedbergh, Cumbria. LA10 5AB Tel: 015396 21000 Email: Sedbergh@cobblecountry.co.uk Web: www.cobblecountry.co.uk

Energy performance certificate (EPC)

SERVICES

Main Electricity, Water and Drainage.

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 C

DIRECTIONS

Heading out of Sedbergh on the A684 towards Garsdale, continue for around 1 mile and a half passing Farfield Mill. Hallbank in the first Hamlet on the left hand side, after Farfield Mill.

5 Hallbank
SEDBERGH
LA10 5JW

Energy rating
F

Valid until: 19 December 2031
Certificate number: 7290-4208-0022-5128-3293

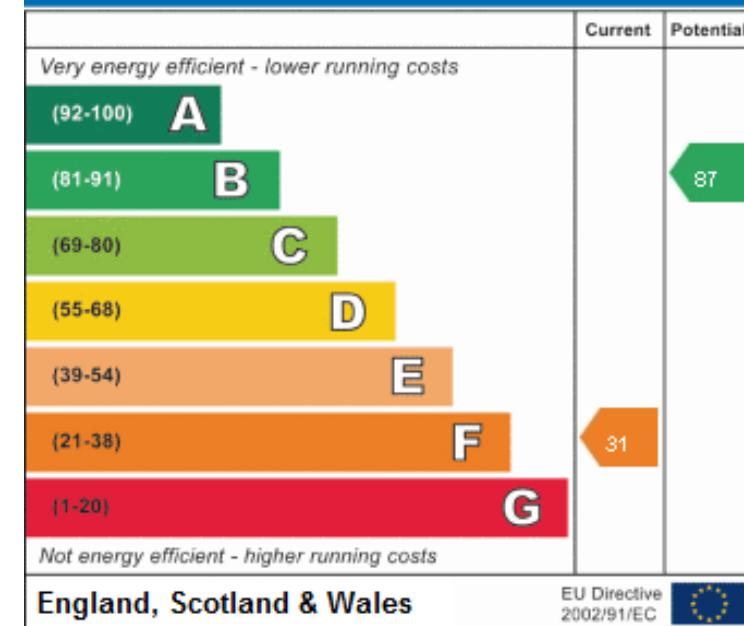
Property type

Mid-terrace house

Total floor area

102 square metres

Energy Efficiency Rating



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 or warranty in relation to this property.

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