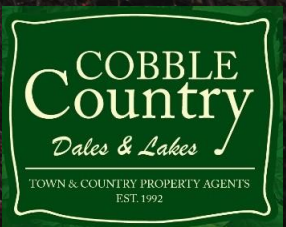




Tardis Cottage Howgill Lane

Sedbergh, Cumbria, LA10 5DE





Tardis Cottage, 15 Howgill Lane, Sedbergh, Cumbria, LA10 5DE

Tardis Cottage is a well-presented character Cottage situated on Howgill Lane, in close proximity to enjoy many of Sedbergh's amenities.

The accommodation comprises of a spacious enclosed entrance hall leading into the open plan kitchen, dining area and lounge. The lounge benefits a beautiful multifuel stove, with large stone lintel and an abundance of character features, including original wooden beams, panelling, lintels, sash windows and tiled flooring.

The kitchen is a newly fitted modern space, complete with a range of wall and base units and integrated appliances, including a dishwasher, oven, and electric hob. To finish there is ample space under the stairs for a separate fridge.

To the first floor, positioned to the front of the property is the master bedroom, benefiting an accelerated ceiling making the space feel light and airy. To finish, a well-proportioned bathroom, comprising of W.C, walk-in shower, and pedestal wash hand basin.

Stone steps off the kitchen, lead into a small rear porch, leading to the enclosed rear yard, which accommodates a superb stone outbuilding, ideal as additional storage, or provides potential to create additional living space or an office for those wanting to use it sporadically.

The Cottage is heated by the woodburning stove along with modern, newly fitted electric radiators in all rooms.

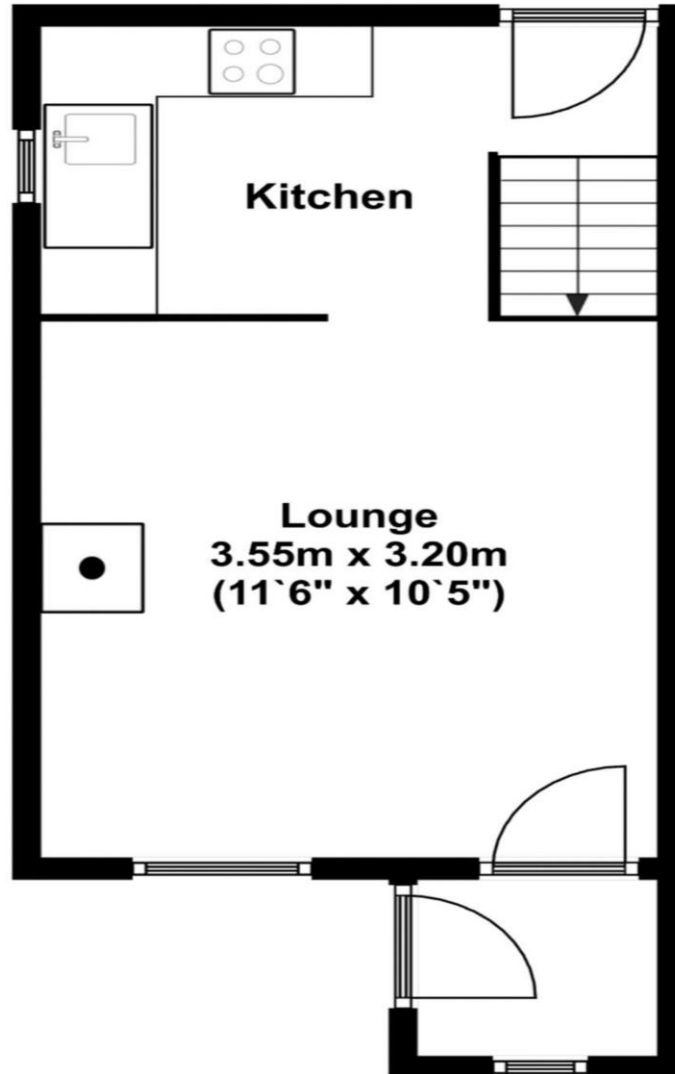
The property is diffused with a wealth of original character features and presents an ideal 'lock up and leave'.

Viewings highly recommended to appreciate this space.

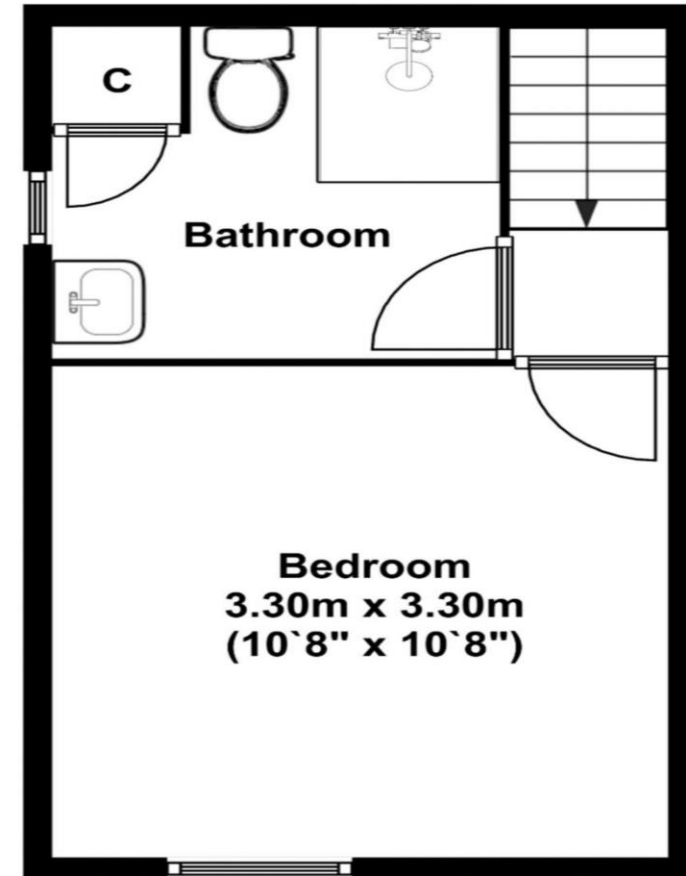
Guide Price £165,000



Ground Floor



First Floor



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:

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

SERVICES

Mains Electric, water and drainage.

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 B

DIRECTIONS

On the approach to Sedbergh from Kendal, at 'The Dalesman' pub takes a left onto Howgill Lane. The property is end of terrace, attached to a double fronted, white painted property.

REFFERAL FEE'S

We work closely with third party service providers which we have found to be exceptional, we receive a fee for all referrals: CS
Mortgages – Cobble Country £200.00 & Member of Staff £50.00
Verismart EPC / Inventories – Cobble Country £50.00

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92-100) A		94
(81-91) B		
(69-80) C		
(55-68) D		28
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England, Scotland & Wales		EU Directive 2002/91/EC 