



Crook View Cottage  
Sedbergh, Cumbria LA10 5SP

Cobble Country  
*Dales & lakes*

*Town & Country Property Agents Est. 1992*



# Crook View Cottage

## Sedbergh, Cumbria LA10 5SP

Crook View Cottage is a beautifully, well presented and charming 2/3 bedroom cottage in the lovely and popular hamlet of Millthorpe just a short distance from the historic market town of Sedbergh nestled within The Yorkshire Dales National Park. Sedbergh boasts coffee shops, restaurants, pubs, medical facilities and thriving schools. Both Millthorpe and Sedbergh are well located for exploring the local countryside and beyond.

On entering the property there is a hallway with stairs off to the first floor. Leading through on a flagged floor is the open plan lounge and kitchen. The lounge has a multi fuel stove on a flagged hearth, wall lights dual aspect windows. The kitchen to the front of the cottage has plenty of wall and base units along with a Belfast sink, integrated washer dryer, gas hob and electric oven with room for a fridge/freezer. To the first floor there is a bedroom and study which could also be used as a third bedroom. The study has sliding doors and when open gives a real sense of space. The cottage bathroom can also be found on this floor which has a white 4 piece suite comprising of a bath, shower unit, wc and hand basin with a ladder towel rail. A landing and stairs leads to the second floor finishing the accommodation off. Here is the good sized main/master bedroom with plenty of built in storage under the eaves, a velux window giving lots of natural light and an en suite shower room, also with a velux window fitted with a velux fire escape ladder.

There is a combi boiler in the kitchen which runs the central heating. In addition, a couple of electric wall heaters. Wooden double glazed windows run throughout the property. B4RN, the high-speed rural internet is currently connected at the property.

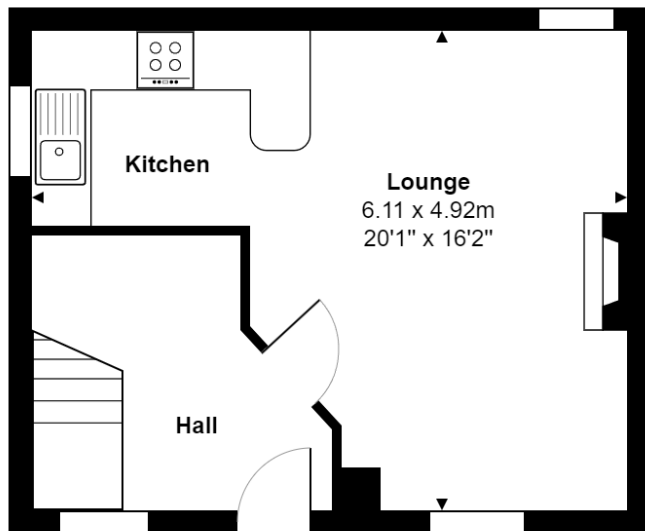
Externally there is private parking one car, planted borders, patio area with room for a table and chairs where you can enjoy fabulous views of the countryside. There is a summer house fitted with an electric radiator, power point and storage under the seats.

The cottage lends itself to family living, holiday let, second or retirement home.

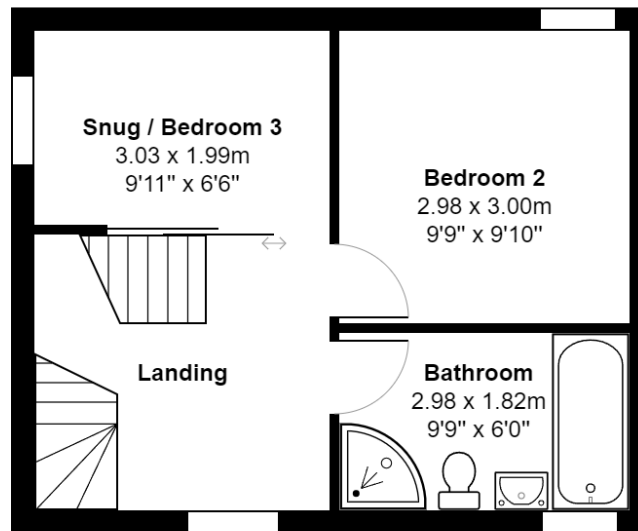
Viewings are highly recommended to appreciate the cottage and the countryside surroundings.

**Guide price £340,000**

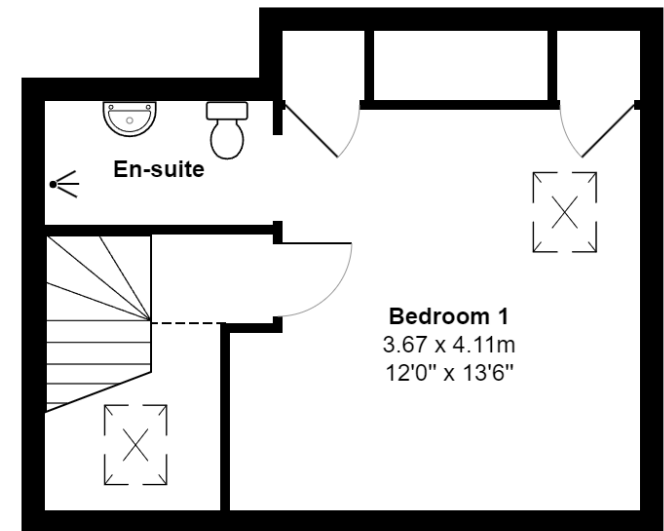




Ground Floor



First Floor



Second Floor

For illustrative purposes only - not to scale. The position and size of features are approximate only.  
© North West Inspector.

## SERVICES

Mains, electric, gas, water and drainage.

## TENURE

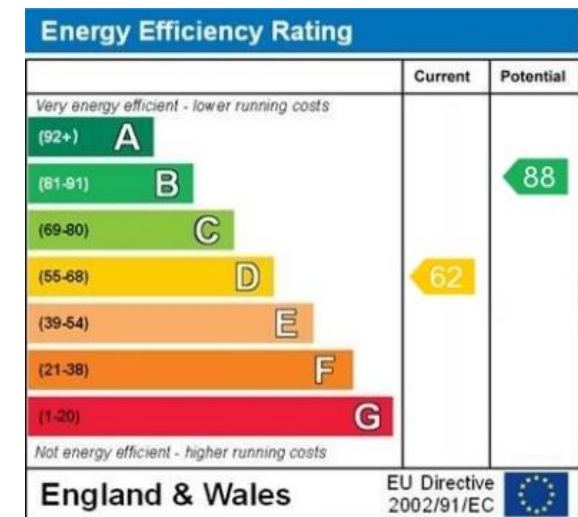
We are advised by the vender that the property is Freehold.

## COUNCIL TAX BAND

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

## DIRECTIONS

Heading out of Sedbergh towards Dent. Take the first left after the Bridge, about three quarters of a mile from Sedbergh. Follow up the hill and turn right at the top of the hill. Crook View Cottage on the right hand side just after the row of terraced cottages.



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

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