



La' al Yam 6 Millthrop
Sedbergh, Cumbria LA10 5SP

Cobble Country
Dales & lakes

Town & Country Property Agents Est. 1992



La' al Yam, 6 Millthrop Sedbergh, Cumbria LA10 5SP

La' al Yam is a charming characterful one bedroom with additional converted attic space stone-built cottage situated in the popular hamlet of Millthrop, a stone's throw from Sedbergh, an old historic market town within the Yorkshire Dales.

On entering the property through the front door, you are led into the open plan lounge and kitchen. Inset into the fireplace is a wood burning stove with a slate hearth, feature ceiling beams, original Victorian pine flooring and a window to the front. To the rear is a well-equipped fitted kitchen with plenty of wall and base units in a cream shaker style, Belfast sink, fridge, freezer, washing machine, dishwasher, electric oven and gas hob. A few steps up is the back door leading into the rear yard where there is room for a table and chairs and views across the meadow and the fells beyond. Upstairs there is a good-sized double bedroom to the front of the property and a bright bathroom to the rear. The bedroom has a wooden painted floor and retained former fireplace with natural stone lintel. The bathroom suite is white and includes a wc, pedestal wash basin, slipper bath and corner shower unit. To finish the accommodation is the generous carpeted converted attic space complete with electric and a velux window.

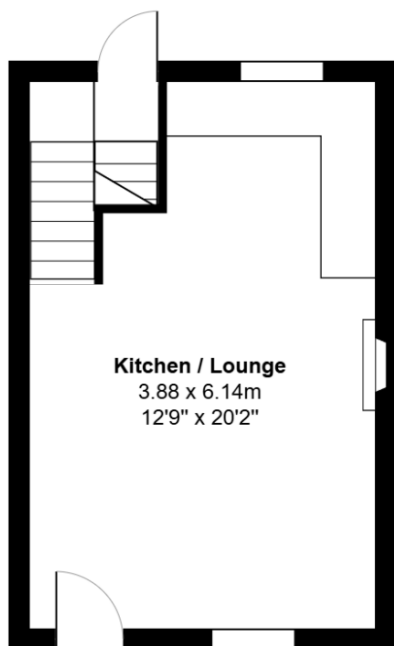
The property benefits from wooden double-glazed windows throughout, combi boiler and gas central heating. There is a private parking space near the property. An ideal opportunity to purchase a first, second home or investment property that is low maintenance.

The cottage is currently run as a well-established and very successful holiday let, figures available upon enquiry. Selling with furniture, fittings and future bookings if required.

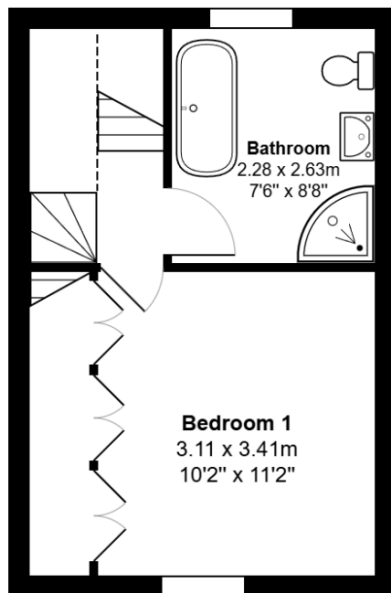
Viewings highly recommended to appreciate this space.

Offer over £275,000

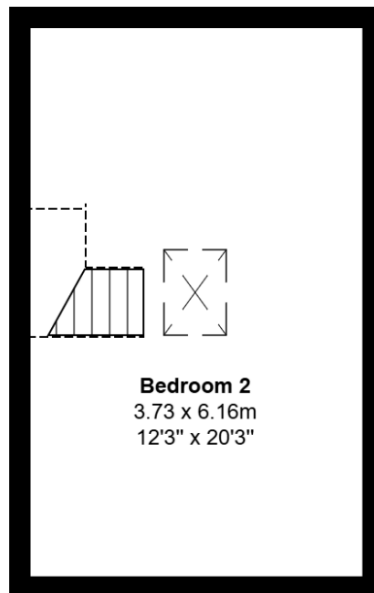




Ground Floor

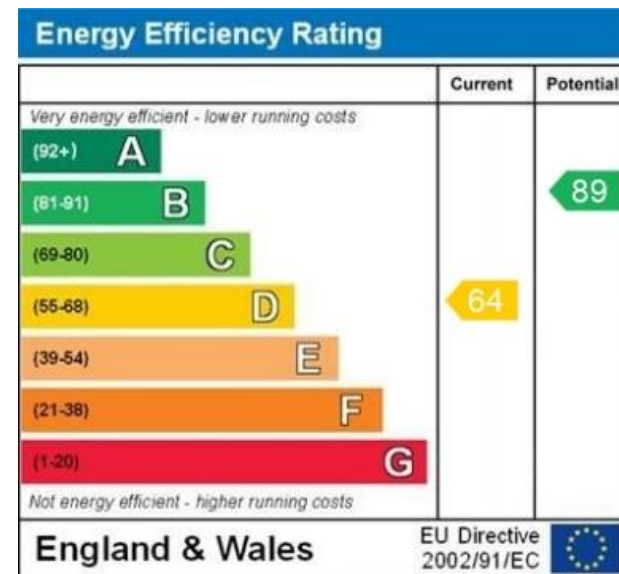


First Floor



Second Floor

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



WWW.EPC4U.COM

SERVICES

Mains gas, 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 Business Rates.

DIRECTIONS

Head out of Sedbergh towards Dent. After about 3/4 mile take the first left after the bridge. Proceed up the hill and turn right at the junction, 6 Millthrop is the 5th cottage in the terrace on the on the right 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.

C1041 Printed by Ravensworth 01670 713330

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