



The Residences 1 Joss Lane
Sedbergh, Cumbria LA10 5AB

Cobble Country
Dales & lakes

Town & Country Property Agents Est. 1992



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No.1 Joss Lane, The Residences, is the largest and one of four properties available to purchase from the former URC building right in the heart of the Yorkshire Dales Market town of Sedbergh. This high-quality conversion is providing 4 excellent Town houses with the latest technology and insulation standards.

Each property has 3 spacious double bedrooms, one being the master with en-suite and dressing space and three bathrooms/wc. There are luxury appliances throughout, including Neff ovens and Bora hob in the hand-built British kitchen by Jacob & Co. and Hansgrohe finishes to the bathrooms. This exclusive development is being delivered directly from the developer, where every detail has been lovingly and expertly considered.

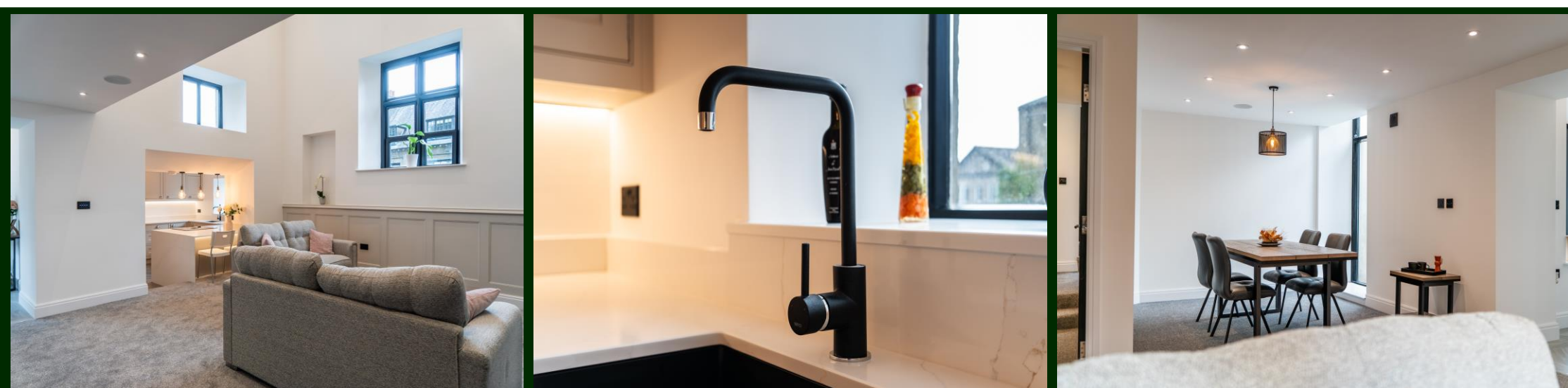
The spacious home provides opportunity for comfortable full-time family living but also is an easy to manage property for someone who is looking for low ongoing maintenance costs. With elements of home automation incorporated, the owner at distance can still be in touch with their property. The layout and design of fixtures and fittings from the hand painted kitchen through to the bathroom styling is exceptional. An impressive lounge with vaulted ceiling and variable colour flame electric fire forms part of the open plan living including family dining area and bespoke sunken kitchen with Neff appliances and the latest design Bora fume extraction induction hob. There is a master bedroom en-suite including dressing space along with two further double bedrooms and house bathroom to complete the accommodation.

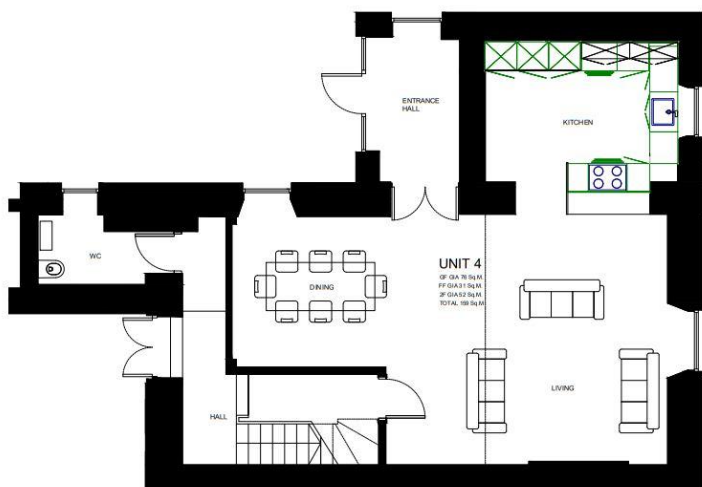
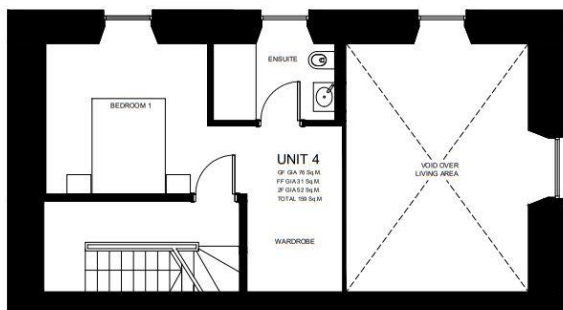
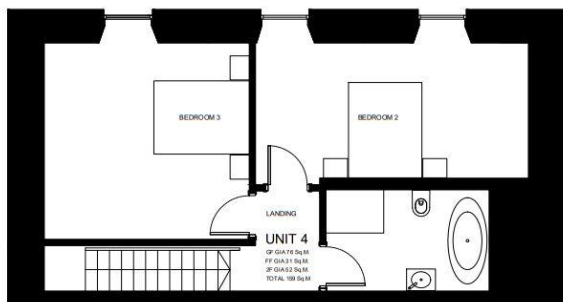
The property benefits from under floor heating, LED low-cost lighting and individual room temperature controls throughout.

This home is ready to view and we welcome your call to discuss and take advantage of a unique opportunity to live in the heart of the Town with easy access to all facilities.

There is a Local Occupancy restriction of ownership that extends to anyone who has a child in a local school.

Offers over £400,000





SERVICES

Mains electric, gas, water and drainage.

TENURE

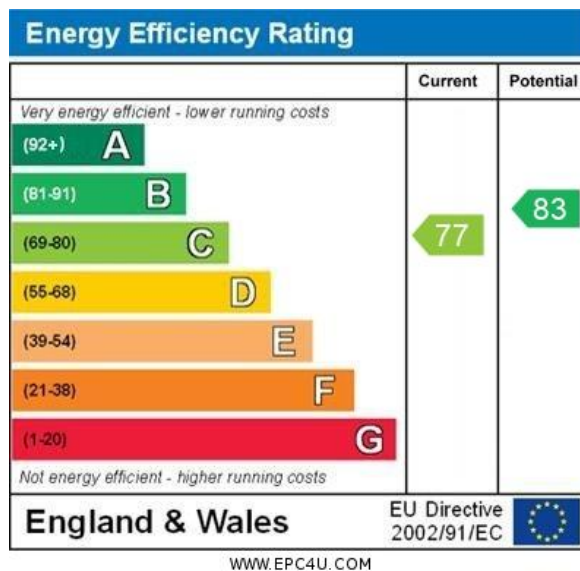
We are advised by the vender that the property is Leasehold.

COUNCIL TAX BAND

New build, rates not available yet.

DIRECTIONS

1 Joss Lane is opposite our office on Main Street in Sedbergh.



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.

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

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