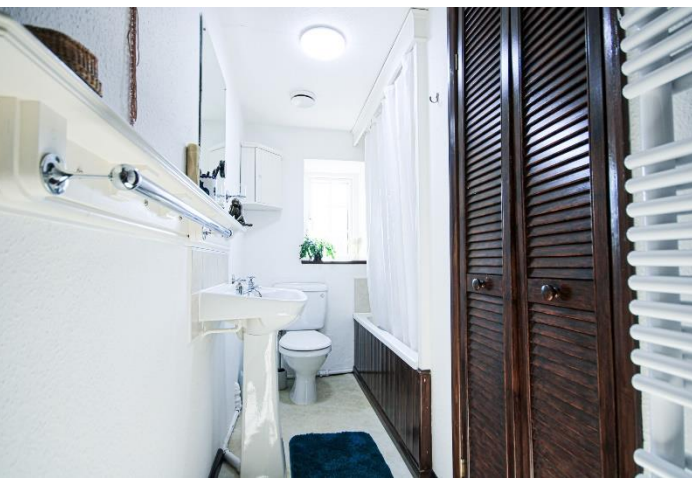




COBBLE  
Country

**East Paradise**  
Sedbergh, Cumbria, LA10 5PH







# East Paradise

Sedbergh, Cumbria, LA10 5PH

**Guide Price £375,000**

Dating back to 1650, East Paradise is a beautiful character Cottage, boasting a wealth of period character and charm.

The accommodation is light and spacious throughout, offering a large porch on entrance, lounge with woodburning stove, modern fitted kitchen with solid fuel Rayburn, utility room, three double bedrooms and a family bathroom.

Externally, there is a south facing garden to the front, parking for three or more cars and stone-built outbuilding.

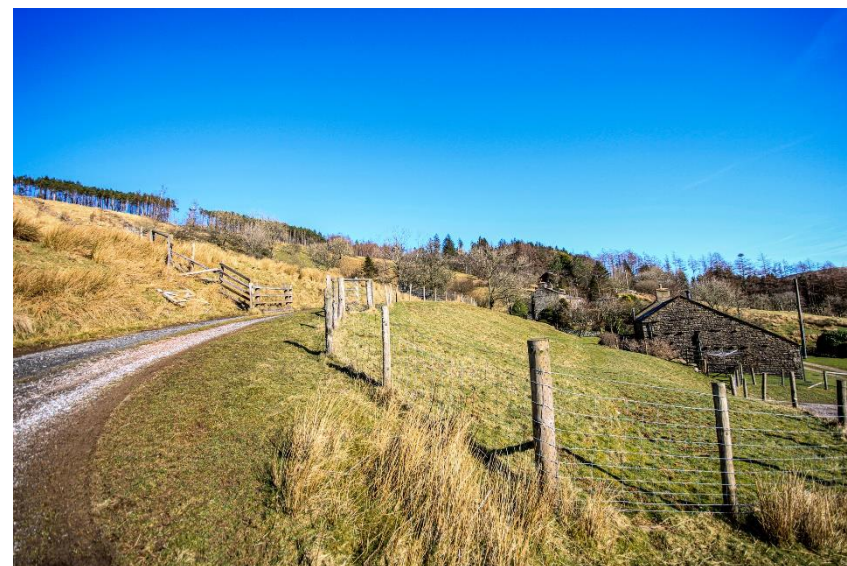
On entrance to the property, you are led into a bright and airy lounge benefiting a multi fuel stove and polished oak flooring. Off the Lounge is the modern fitted kitchen comprising a range of modern wall and base units, integrated dishwasher, Belfast sink complete with solid fuel Rayburn. To the rear a good-sized traditional pantry providing plumbing for washing facilities along with a WC.

Heading up onto the first floor you have three double bedrooms. The third bedroom is accessed by walking through the second bedroom. You could partition this off for privacy. There is a family bathroom, comprising a WC, bath with shower over, pedestal wash hand basin and airing cupboard.

Throughout a wealth of period features diffused providing a superb balance between traditional and modern conveniences.

Exceptional views can be enjoyed from all elevations, making a peaceful yet non isolated property!

Viewings highly recommended to appreciate this space.



**Lounge** – (4.55m x 4.47m) Multi fuel stove. Radiator. Exposed beams. Alcove with internal window. TV point. Outstanding views.

**Kitchen / Diner** – (4.47m x 3.61m) Modern wall and base unit. Wood effect worktop. Belfast sink. Solid Fuel Rayburn. Exposed beams. Radiator.

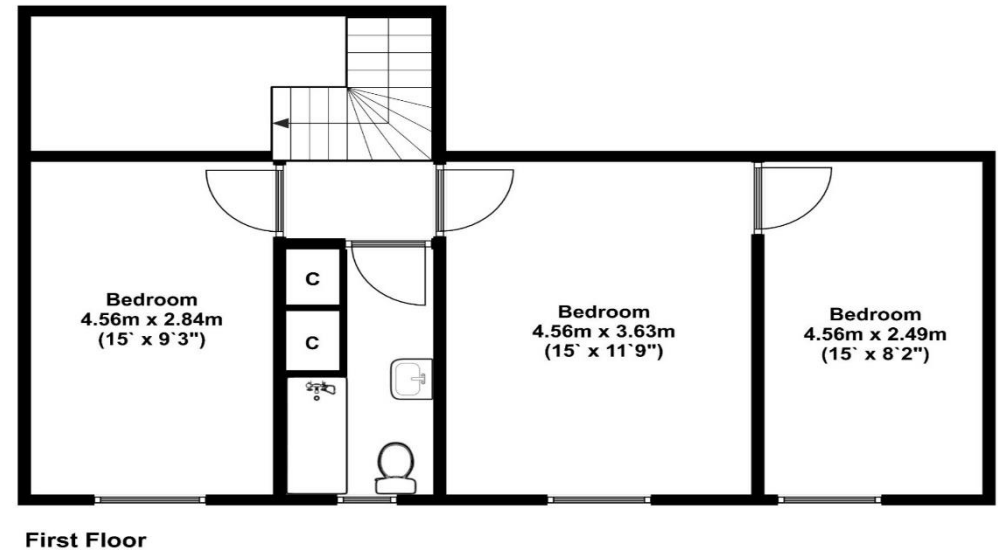
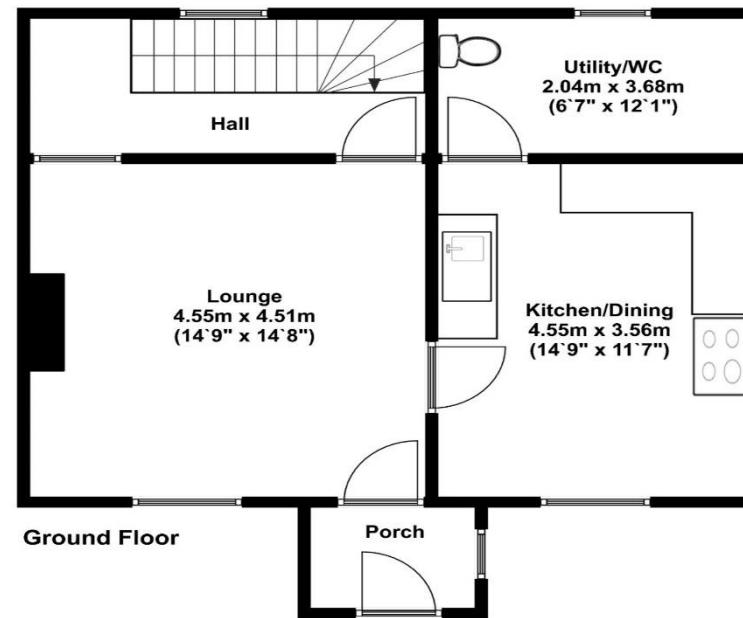
**Utility-** (3.71m x 2.01m) – Flag stone flooring. Plumbing for washing facilities. WC. Small window to rear.

**Bedroom one-** (4.56m x 2.84m) – Double bedroom. Exposed beams. Wash basin. Integrated storage. Radiator.

**Bedroom two-** (4.56m x 3.63m) – Double bedroom. Exposed beams. Wash basin. Television point. Radiator.

**Bedroom three-** (4.56m x 2.49m) Accessed through bedroom two. Radiator. Vaulted ceiling with exposed beams. Alcove. Large window.

**Stone outbuilding** – (3.07m x 1.88m) Coal and Wood store.



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](mailto:Sedbergh@cobblecountry.co.uk) Web: [www.cobblecountry.co.uk](http://www.cobblecountry.co.uk)

## SERVICES

Private Water supply (bore hole) water filters in the utility.  
Septic Tank, in line with 2020 legislation.

## 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.

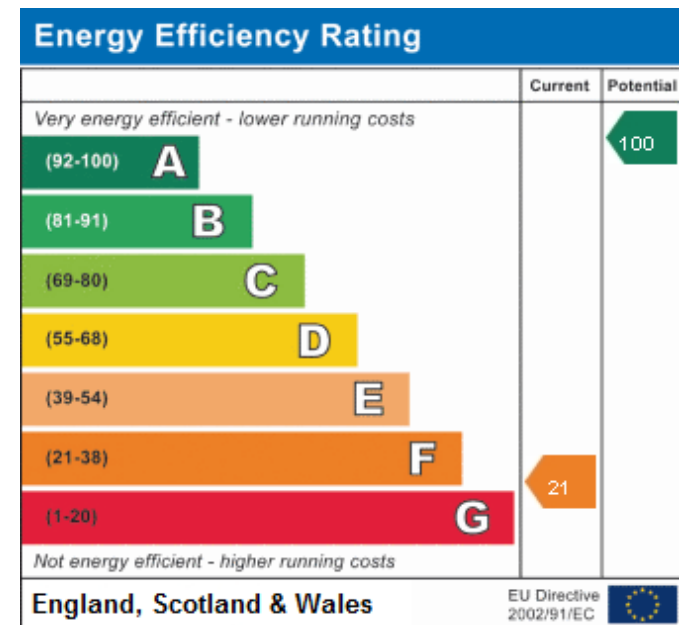
## DIRECTIONS

Leaving Sedbergh on the A684 heading towards Garsdale, proceed for around 7 miles. There is a single track stone bridge on the immediate left. Drive over the bridge and proceed up the track until you reach the house on the right, over the cattle grid.

East Paradise is around a 10 mile drive to the M6 Motorway and only a short drive to Garsdale Station, a 2 mile drive.

## WHAT THREE WORDS:

reminder.project.degrading



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