



The Oaks, High
Oaks

THE OAKS

COBBLE
Country



The Oaks, High Oaks, Sedbergh LA10 5ER

A beautiful Grade 2* listed detached property situated in the beautiful hamlet of Marthwaite, on the southern outskirts of Sedbergh. Dating back to the early 1700's, The Oaks is diffused with a wealth of period features making a charming family home.

As well as enjoying a substantial home, the property acquires a large Cottage Garden, complete with two stone outbuildings and a range of established fruit tree's and planting beds. There is also a good-sized paddock measuring just under an acre, perfect as a small holding.

Internally the property comprises of a kitchen, dining room with cast iron fireplace and lounge with multifuel stove, family shower room with W.C and access down to the cellar. To the first floor, three good sized double bedrooms all enjoying double aspect windows with the original mullions. The accommodation is complete on the second floor, where there is a bathroom, with roll top bath and large attic room complete with beautiful Oak beams and original windows, making a perfect family room.

Guide Price £550,000

Kitchen (5.0m x 2.6m)- Range of fitted wall and base units, tiled flooring, 12 panelled wooden framed window, one radiator and exposed beam.

Dining Room (5.0m x 4.2m)- Beautiful cast iron fireplace, dual aspect windows with original mullions, spice cupboard, stone flagged flooring, radiator, and further period detailing.

Lounge (5.0m x 4.0m)- Partial bowed, wooden panelling, dual aspect windows, one with window seat, woodboring stove, with panelled detail surrounding, exposed beam and radiator.

Downstairs Shower Room (2.8 x 1.8m)- Tiled marble flooring, WC, walk in shower and Pedestal wash hand basin.

Bedroom 1 (3.2m x 2.8m) – Good sized double bedroom, exposed beams, lintels, mullion fireplace, alcove and one radiator.

Bedroom 2 (5.0m x 6.5m) – Dual aspect windows, 6 panelled wooden floor, integrated cupboard and one radiator.

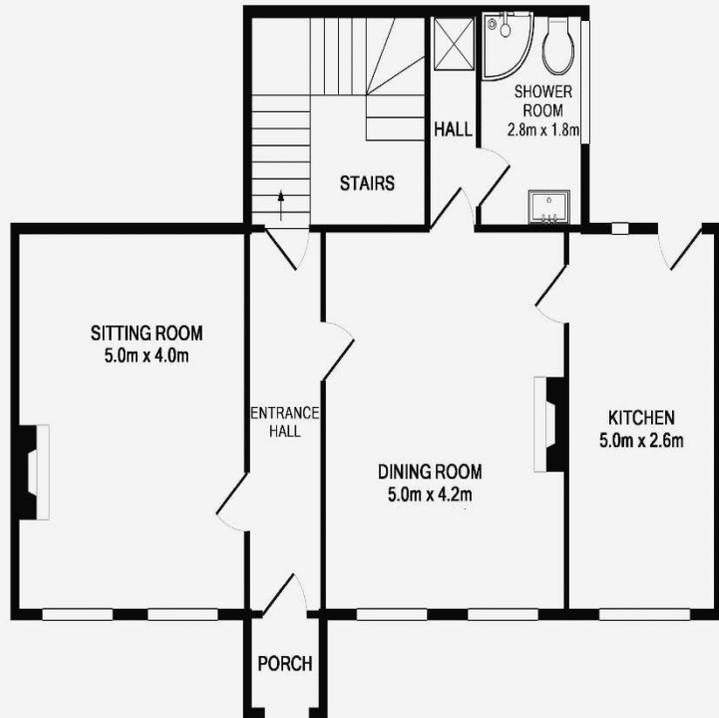
Bedroom 3 (5.0m x 4.0m) – Dual aspect windows, wooden panelled door and one radiator.

Bathroom (2.8m x 2.8m) – Role top bath, tiled flooring, WC, pedestal wash hand basin and exposed beam.

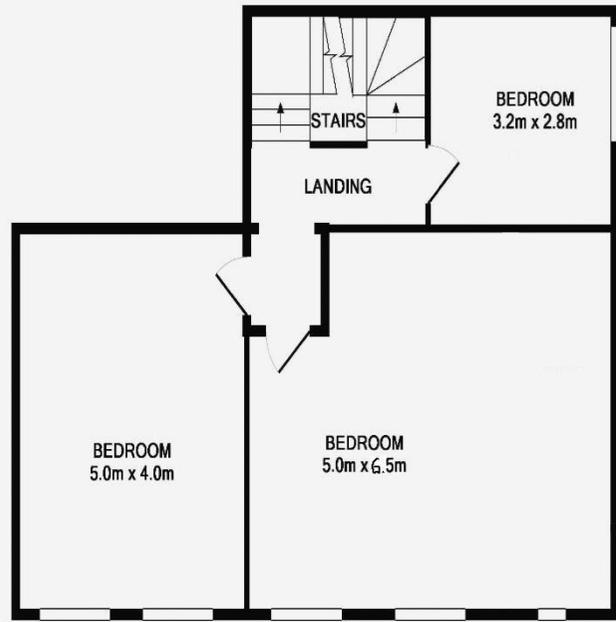
Attic room (10.3m x 5.0m) – Beautifully exposed oak beams, an infusion of windows and one radiator.



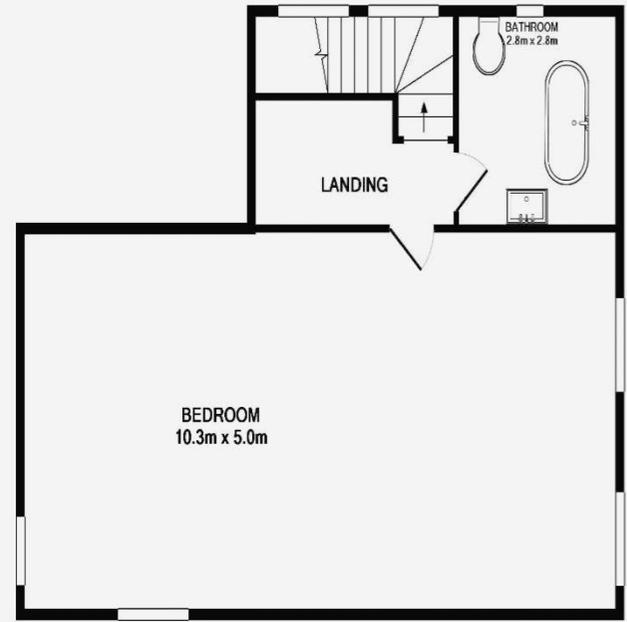




GROUND FLOOR
APPROX. FLOOR
AREA 77.6 SQ.M.



1ST FLOOR
APPROX. FLOOR
AREA 66.8 SQ.M.



2ND FLOOR
APPROX. FLOOR
AREA 68.6 SQ.M.

TOTAL APPROX. FLOOR AREA 213.0 SQ.M.
Measurements are approximate. Not to scale. Illustrative purposes only
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SERVICES

Mains Electric and Water.

Drainage via a private

Oil fired central heating. Boiler in the Cellar.

TENURE

Freehold

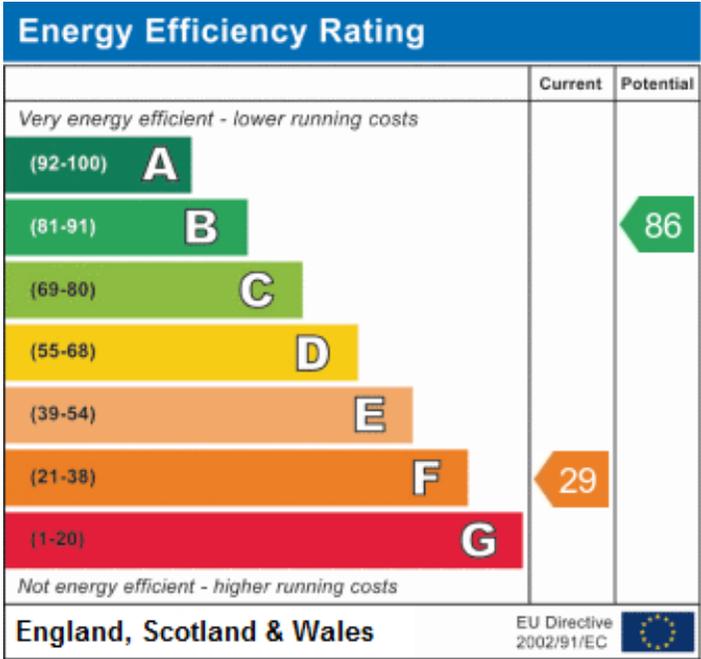
COUNCIL TAX BAND

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DIRECTIONS

Travel South from Sedbergh on the A683 towards Kirkby Lonsdale. After just under half a mile you pass the Brigflatts turn in on the left then another three quarters of a mile look for a small turn in on the right hand side.





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