



13 Millthrop  
Sedbergh, Cumbria LA10 5SP

Cobble Country  
*Dales & Lakes*

Town & Country Property Agents Est. 1992



# 13 Millthrop

## Sedbergh, Cumbria LA10 5SP

13 Millthrop is a traditional 2 bedroom stone built cottage situated in the popular hamlet of Millthrop just outside the old market town of Sedbergh nestled within The Yorkshire Dales National Park.

On entering the cottage through the front door you are led into the lounge with a wood burning stove on a flagged hearth, fitted carpet and wood panelling dividing the lounge from the kitchen. The kitchen at the rear of the cottage is fitted with duck egg blue wooden wall and base units, gas hob, electric oven and a single stainless steel steel sink. From the lounge up a couple of steps is a rear porch and back door leading into an enclosed yard with decking, room for a table and chairs to sit and enjoy the views. To the first floor there are 2 bedrooms and a shower room. To finish the accommodation is an attic room stretching the full length of the cottage accessed via a wooden ladder and hatch door. It is fully carpeted with a velux window, wooden beams, double electricity wall socket and under eaves storage.

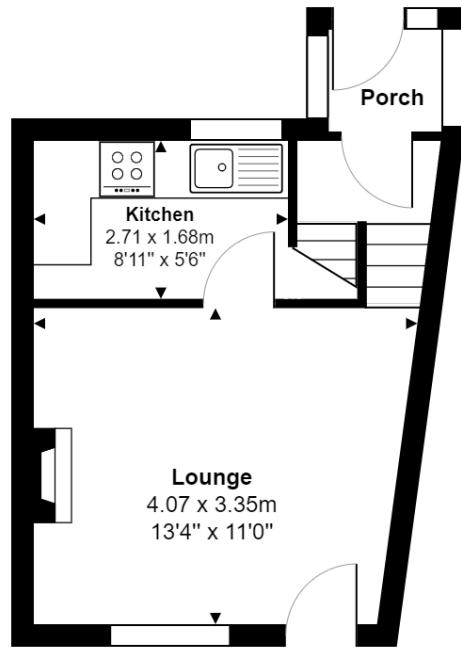
The property benefits from B4RN the high speed rural internet, gas central heating and wooden single glazed windows throughout.

An ideal opportunity to purchase a first, second home or an investment property that is low maintenance.

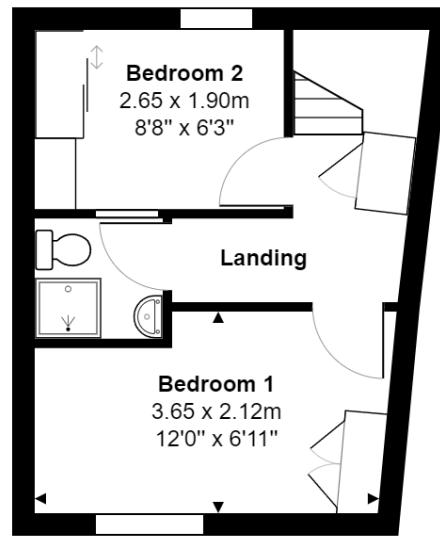
Viewings highly recommended to appreciate the space.

**Guide price £200,000**

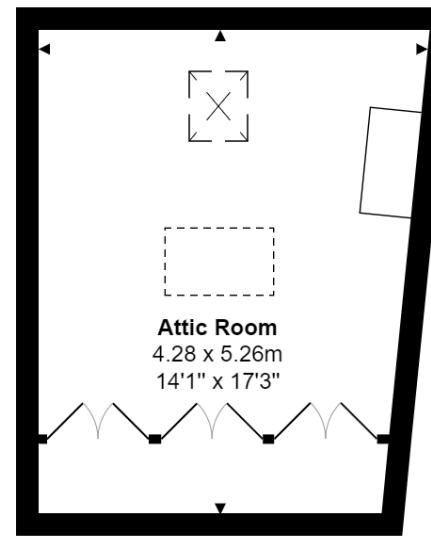




**Ground Floor**



**First Floor**



**Attic**

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

## SERVICES

Mains gas, electric, water and drainage.

## TENURE

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

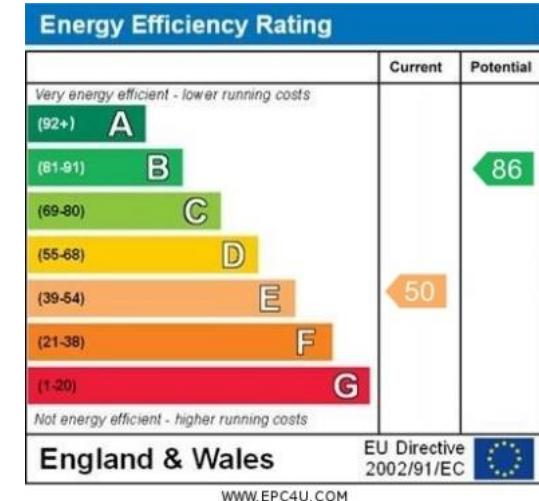
## COUNCIL TAX BAND

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

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 or warranty in relation to this property.

## DIRECTIONS

Heading out of Sedbergh towards Dent take the first left after the bridge, about 3/4 of a mile from Sedbergh. Follow up the hill and turn right at the top. Number 13 Millthrop is on the right hand side of the terraced cottages.



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

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