



Knott House

Cautley, Sedbergh, Cumbria LA10 5LU

Cobble Country

Dales & lakes

Town & Country Property Agents Est. 1992



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A superbly located detached home with mature gardens, orchard and separate buildings looking across at Knott Fell and the Howgill Fells on the northern edge of Sedbergh in the Yorkshire Dales National Park.

Situated just 100 yards off the A683 at Cautley, this property offers flexibility to use either in its current layout of a spacious four bedroom and multiple bathroom layout or return easily to its former design of a two/three-bedroom home, attached but separated independent two-bedroom annex.

Accommodation comprises of a large reception room in the main part with a good size dining room leading through to a fully fitted kitchen. WC and separate boiler / utility room are just off the porch inside front door. Stairs from the dining room lead up to first floor where bedroom one and two can be found along with the main bathroom.

Access from main home to the annex is through the lounge and sitting room. There is a further bathroom and utility room, stairs lead from the sitting room to bedroom three and four, one having a WC.

There is separate heating and hot water systems that operate for both parts of the house.

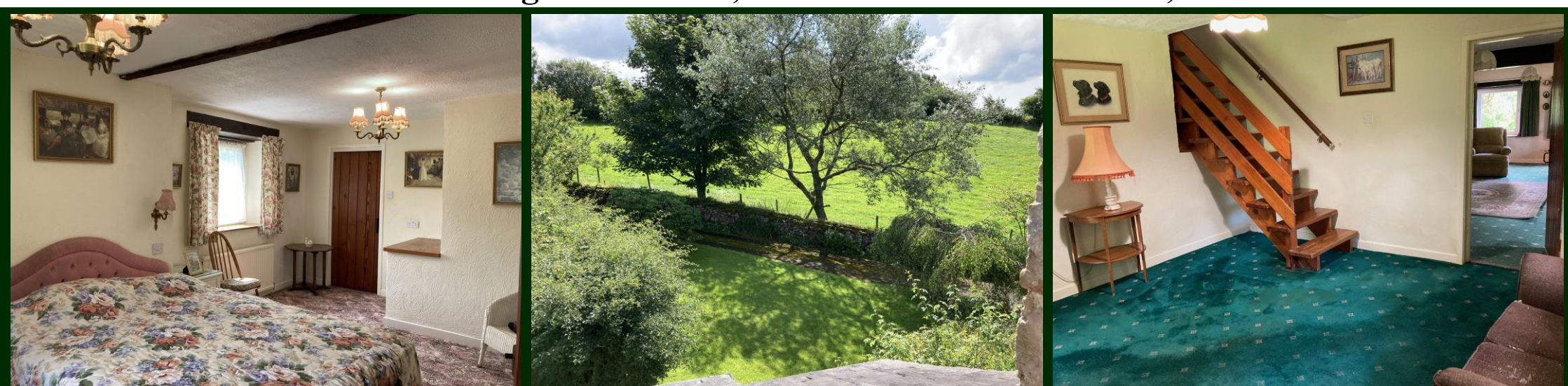
All the upstairs rooms have plenty of cupboards and under eaves storage.

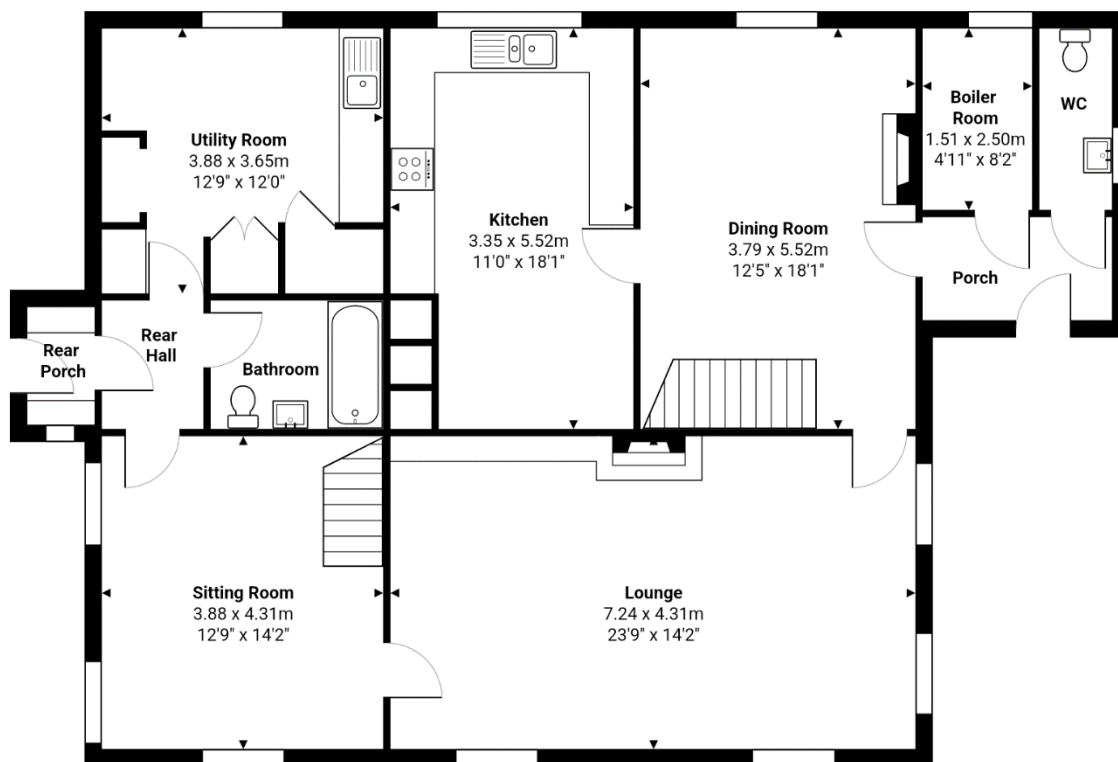
The extensive grounds run around three sides of the property and extend down to the River Rawthey on the North side. A large garden fronting the house is separated by a gated fence to the even larger rear garden, orchard and drive area in front of the large Garage / workshop with adjacent wood stores, greenhouses and growing tent.

Walking on by them to the gated orchard there is a variety of mature fruit and other trees. The previous owners were meticulous in their care and presentation of the property and the purchaser will have the first opportunity to purchase the adjacent 2 fields amounting to around 4 acres or so inclusive at the asking price of £690,000.

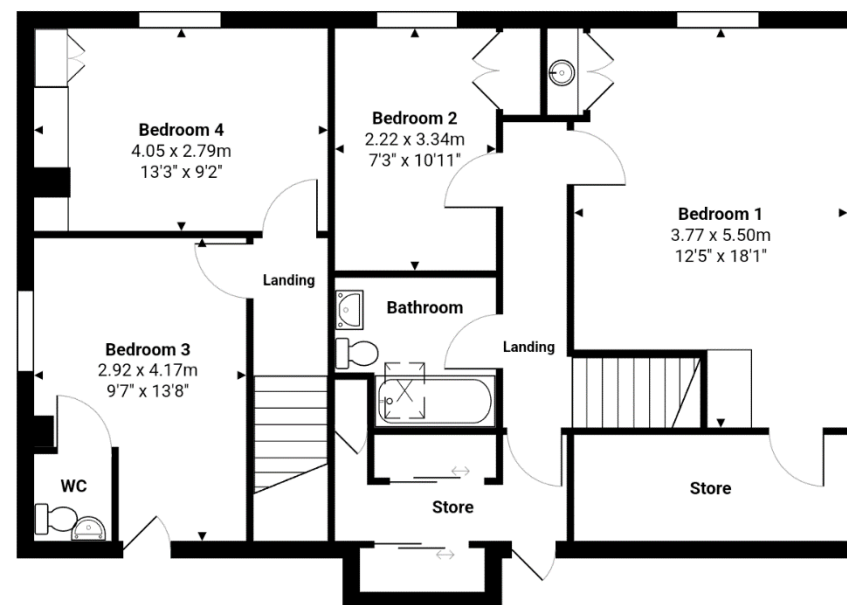
Should the purchaser of the house not wish to buy the land, they will be offered separately after completion of the sale of Knott House. The fields have separate independent access from a gate adjacent to the highway and will have no direct access rights from Knott House.

House and gardens £650,000 - House & fields £690,000





Ground Floor



First Floor

For illustrative purposes only - not to scale. The position and size of features are approximate only.
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SERVICES

Mains Electric, Private water and septic tank.

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 G.

DIRECTIONS

Take the A683 from Sedbergh towards Kirkby Stephen. After approximately 2 miles, drive over the top of the hill with a derelict house and caravan on the right. The entrance to Knott House is approximately 50 yards further on the left. 30 yards down the lane keep left into Knott House driveway.

REFERRALS INFORMATION

We may receive a referral fee from recommended solicitors or mortgage advisors. Full details are available on request.

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.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		
(69-80) C		77
(55-68) D		
(39-54) E		
(21-38) F	42	
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC

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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 Web: www.cobblecountry.co.uk