



6 Loftus Manor
Sedbergh, LA10 5SQ

COBBLE
Country



Guide Price £400,000

A Victorian end terrace with a south facing garden and garage positioned in the Dales Town of Sedbergh within walking distance to the shops, pubs and amenities.

This 1970's conversion is one of ten properties set within large communal gardens but which also enjoys its own private garden. The property is accessed via a private car park or drive owned by the residents of Loftus Manor. Number 6 is the property furthest from the road, enjoying an open outlook to one side and fell views to the front. To the front of the house there is a shared courtyard providing both off road parking and a garage with lighting and power points.

Inconveniences

6 Loftus Manor is well maintained with generous room sizes, high ceilings and large windows creating a light and airy feel throughout. Upon entering the property there is an inner hall with doors leading to the study/bedroom 3 and the lounge diner. The study is an extension of the main house, with windows to the front and side and also a large feature window with exposed stonework into the lounge.

The lounge diner is amply sized, offering an abundance of light and benefits from a multifuel stove with cast iron mantle surround. From the dining area there is a door leading into the hall with staircase to the first floor, access into the kitchen and door to the downstairs W.C with hand basin and under stairs storage space.

The kitchen is fitted with solid wood wall and base units with worktops and quarry floor tiles. Integrated appliances include a double oven with microwave, 5 ring Smeg gas hob and a Belfast sink with worktop drainer. There is under counter space for a fridge. There is a door to the rear.

On the upper landing there is a door to the airing cupboard which houses a new gas combination boiler fitted in 2021 and is plumbed for a washing machine. There is also a loft hatch with pull down ladder.

The bathroom is fitted with a W.C, vanity hand basin and bath with a shower (it's not electric) over and screen.

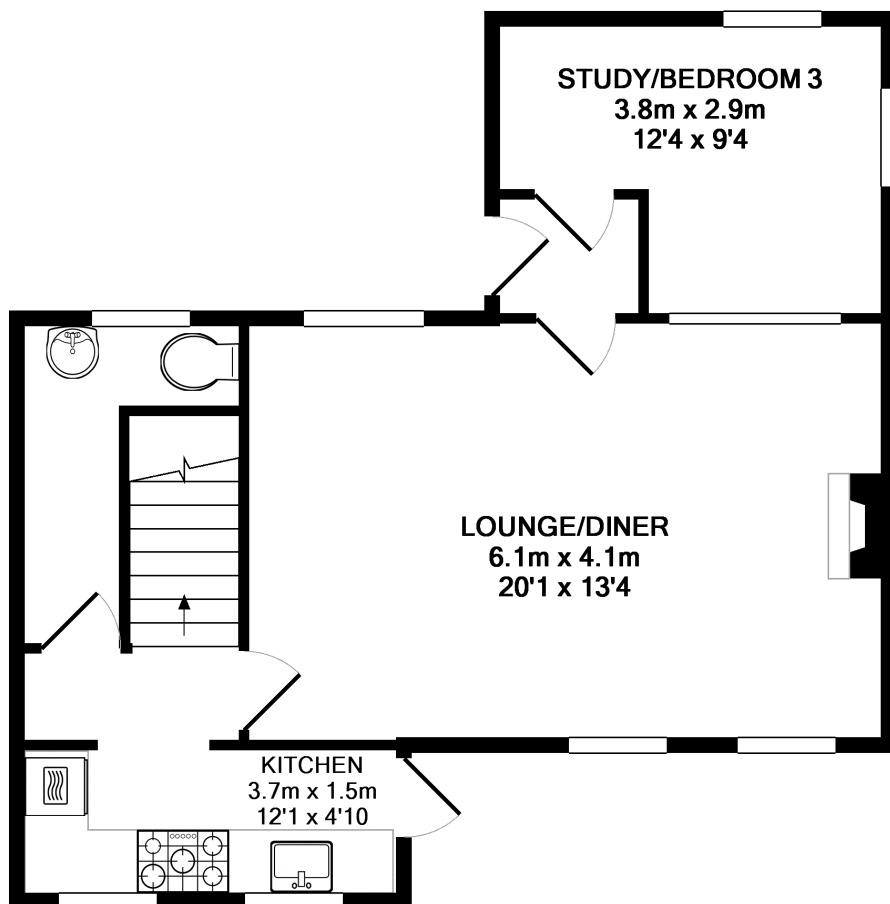
The main bedroom is a very good size with dual aspect. This room benefits from a large built in storage cupboard which includes wardrobe space.

A second, double sized bedroom, faces the courtyard and completes the internal accommodation.

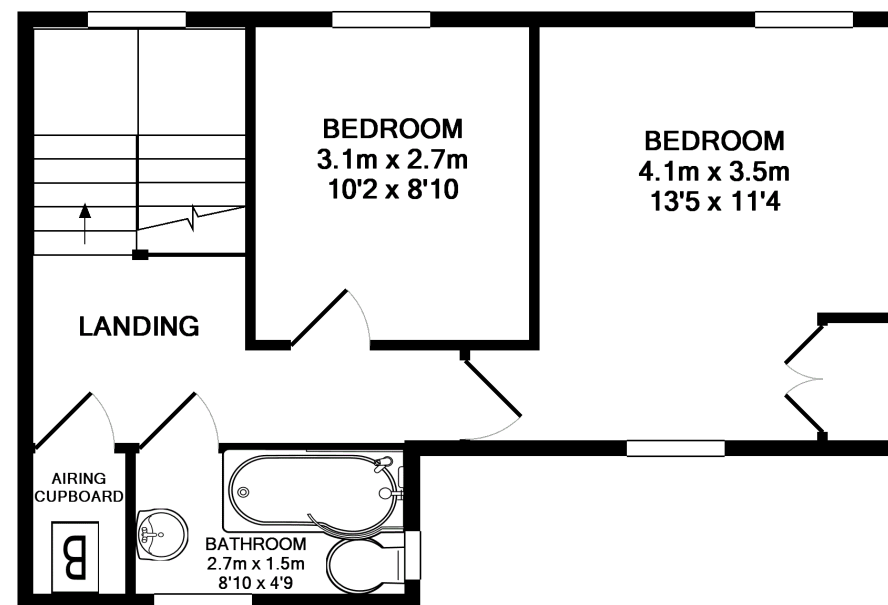
To the rear there is a south facing private garden with flagged patio areas, raised flower beds and greenhouse, leading onto the communal gardens.

Viewings highly recommended to appreciate this space.





GROUND FLOOR
APPROX. FLOOR
AREA 49.8 SQ.M.
(537 SQ.FT.)



1ST FLOOR
APPROX. FLOOR
AREA 39.2 SQ.M.
(422 SQ.FT.)

TOTAL APPROX. FLOOR AREA 89.0 SQ.M. (958 SQ.FT.)
Measurements are approximate. Not to scale. Illustrative purposes only
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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

SERVICES

Mains Gas, Electricity, Water and Drainage

TENURE

We are advised by the vender that the property is Freehold

COUNCIL TAX BAND

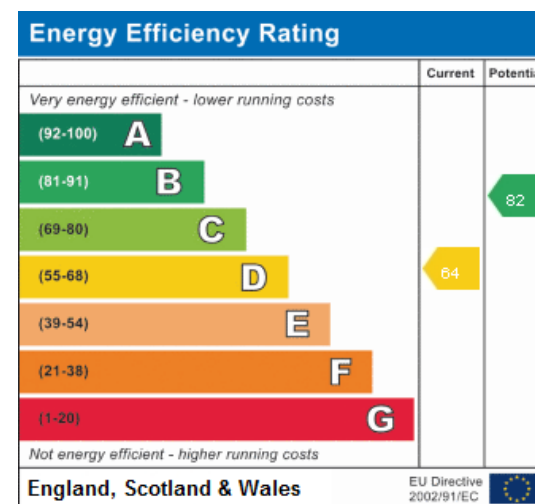
We are advised that the property is currently in Band D

DIRECTIONS

From Sedbergh take the road to Dent and immediately after the brow of Loftus Hill (turning on the right for Busk Lane) around a 100 yards on the left is Loftus Manor. Number 6 is the last house, through the courtyard.

SERVICE CHARGE

There is an annual charge of £240.00 for collective costs payable to the Loftus Manor owner's association, which the owner of number 6 Loftus Manor has ownership of 1 of the 10 shares of this company.



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