

Offers Over £475,000



Armitstead
Barnett

Station Road, Sedbergh, Cumbria, LA10 5DW





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Sedbergh
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- Upgraded family home
- Generous accommodation inside and out
- Gardens, parking and garaging
- Set within the heart of Sedbergh within walking distance of all local amenities





Offering a recently upgraded family home, this property is situated in the picturesque town of Sedbergh, and offers generous accommodation complete with stunning views over both the Howgill and Cumbrian fells.

Sedbergh is known for its charm, community spirit and rich heritage in literacy, as well as being famous as a book town. The town oozes with natural beauty and stunning landscapes. Located within the Yorkshire Dales National Park, the location is great for those who love to explore the outdoors. The community includes some excellent amenities including shops, cafes, public houses and schools. For those looking to travel further afield, Junction 37 of the M6 motorway is approximately a 10 minute drive away from the property, perfect for those wanting to enjoy the best of both worlds.

Accessed directly from Station Road the property offers a charming and characterful home, nestled within its own grounds with gardens to the front and rear, with the benefit of a driveway and garaging providing ample parking.



Entered into the dining room, this property is greeted with an inviting feel. The room is of generous proportions and has an outlook over the front of the property and sits centrally, seamlessly linking the ground floor accommodation.

The living room provides an outlook to the front with a feature bay window boasting plenty of light. A central feature wood burning stove provides a focal point making this a cosy space.

To the rear of the property, is the kitchen, designed for both functionality and style, with a stunning outlook over the rear garden and beyond to the Howgills. The kitchen provides wall and base mounted units to three sides, offering the best use of the space.

A WC is conveniently located on the ground floor, with the side door giving access to the car port and garage.

To complete the ground floor there is a generously sized double bedroom with dual aspect views overlooking both the side and rear garden. There is potential for this to be utilised as an additional reception room if required by the purchaser or offers scope to create a substantial open plan living area should purchasers wish.





The first floor provides three further bedrooms, all of good proportions with an outlook over the property's grounds and gardens. The principal bedroom is situated at the front and enjoys an ensuite shower room.

The current vendors have recently upgraded the loft which offers great potential to be used as a studio or storage space. Although currently accessed via a loft ladder, there is scope and potential for a staircase to be fitted to make the most of this space.

A house bathroom completes the first floor and comprises a WC, wash hand basin, bath and shower cubicle in a contemporary finish with an outlook to the rear of the property, over the Howgill Fells.



Externally the property enjoys both a front and rear garden with a lawned area to each, together with mature shrubbery and flowering borders. The stone walls add to the garden landscape which links to the backdrop beyond. A driveway provides ample parking spaces along with a garage to the rear of the property and a car port to the side, perfect for storage.

If you are looking for an accessible location, yet with the benefit of a rural feel, with generous living accommodation which can be made your own then this is the perfect home for you.



General Remarks

Services – Mains electricity, mains gas, mains water and mains drainage available and connected.

Please note: Armitstead Barnett LLP have not tested any of the above services and purchasers should satisfy themselves as to their presence and working condition prior to exchange of contracts.

Title & Tenure: Freehold with Vacant Possession.

Council Tax: Band E

Local Authority: Westmorland & Furness Council

Construction: Rendered stone and brick under slate construction

Parking: Parking on the driveway for several vehicles.

Restrictive Covenants : None as far as we aware.

Conservation Area: The property is located in the Yorkshire Dales National Park.

Easements, Wayleaves & Rights of Way : The property is sold subject to and with the benefit of all rights of way whether public, private, light support, drainage, water, electricity and other rights and obligations, easements and quasi-agreements and restrictive covenants and all existing proposed wayleaves for masts, pylons, stays, cables, drains, water, gas and other pipelines whether referred to in these particulars and stipulations or not. The property has a pedestrian right of way from Southfield Road to the rear garden gate.

Flooding: The property is located within flood zone 1, meaning it has a low probability of flooding from rivers and the sea.

Planning Consents : None as far as we are aware.

Broadband: B4RN available and connected.

Viewings: Viewings are strictly by appointment with the sole selling agents. For the attention of **Emma Hodgkinson (née Lewis) BSc (Hons) MRICS FAAV MNAEA** telephone 01539 751993. Where possible, we ask that all potential buyers look at virtual viewings in the first instance and get a bearing as to the location and area via Google maps where the area is less familiar. Some of our vendors request only physical viewings to parties in a position to proceed.

What3words Location : [///replenish.confident.incomes](#)

Money Laundering Regulations Compliance: please bear in mind, that Armitstead Barnett will require from any purchaser looking to offer on a property, details of any chain, confirmation of the purchaser's ability to fund the purchase, solicitors' contact details and 2 forms of identification. We will also undertake an electronic identity check which will leave a soft ID print, but will not affect credit rating.

Mortgage Referrals : We refer some sellers and buyers to Key Mortgage Advice and other mortgage brokers. It is your decision whether you choose to deal with any person that we may refer you to including Key Mortgage Advice. Should you decide to use Key Mortgage Advice you should know that we would receive a referral fee, typically between £100 and £700 per successful referral, which leads to mortgage adviser earning commission from them, for recommending you to them.

Method of Sale: The property is for sale by Private Treaty. If there are high levels of interest we may seek best and final offers

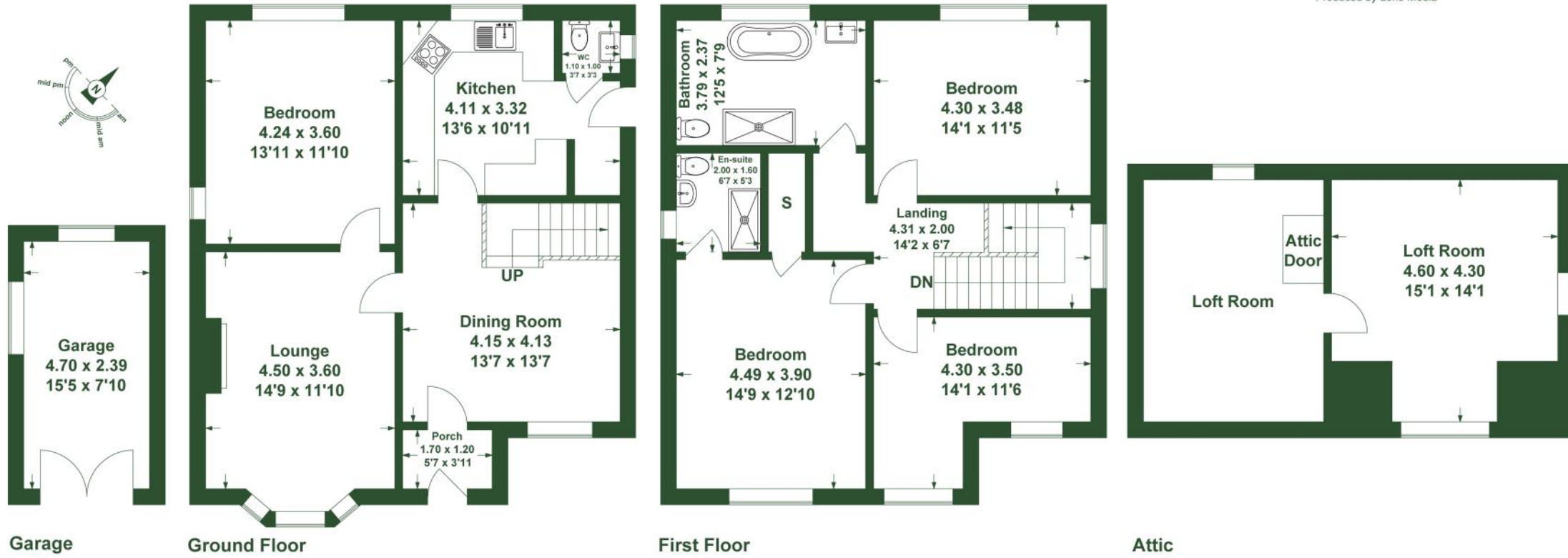
SUBJECT TO CONTRACT.

IMAGES TAKEN MARCH 2025



Approximate Gross Internal Area : 170.81 sq m / 1839 sq ft
 Garage : 11.23 sq m / 121 sq ft
 Total : 182.04 sq m / 1960 sq ft

This floorplan is for illustrative purposes only, it is not drawn to scale.
 Any measurements/ floor areas (including any total floor area)
 and orientation are approximate.
 Produced by Lens-Media



Armitstead Barnett for themselves and the vendors or lessors of this property whose agents they are given notice that

01. All descriptions, plans, dimensions, references to conditions or suitability for use and necessary permissions for use and occupation and other details are given in good faith and are believed to be correct. Any intending purchaser or tenant should not rely on the statements of fact but must satisfy themselves by inspection or otherwise as to the correctness of them. 02. Any electrical or other appliances at the property have not been tested nor have the drains, heating plumbing or electrical installations. All intending purchasers are recommended to carry out their own investigations before Contract. 03. No person in the employment of Armitstead Barnett LLP has any authority to make any representations or warranty whatsoever in relation to this property. 04. These particulars are produced in good faith and set out to the general outline only for the guidance of intended purchasers or lessees in order for them to make an informed decision regarding the property and do not constitute an offer or Contracts nor any part thereof. 05. Where the property or any part thereof is leasehold, any intended purchaser is advised to consider the terms of any existing Lease or Tenancy document or Agreement as to the term, rent, rent deposit, conditions and or covenants (if any) affecting the property. 06. All correspondence (whether marked or not) and all discussions with Armitstead Barnett LLP and or their employees regarding the property referred to in these particulars are subject to contract

Score	Energy rating	Current	Potential
92+	A		
81-91	B		82 B
69-80	C		
55-68	D		
39-54	E	45 E	
21-38	F		
1-20	G		



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