

OIEO £435,000



Station Road, Sedbergh, Cumbria LA10 5HP





Station Road  
Sedbergh  
Cumbria  
LA10 5HP

Offers In Excess Of £435,000

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- Beautifully converted detached stone barn.
- Well proportioned living space with countryside views.
- High energy credentials and sustainable heating sources.
- Gardens and adjoining paddock area extending to just under 0.25 acres, or thereabouts, thoughtfully landscaped with traditional locally crafted stone walls.
- Idyllic location, at the approach to the picturesque town of Sedbergh, with excellent accessibility to the M6.
- Subject to local occupancy or holiday let restrictions.



Set at the approach to the charming market town of Sedbergh, this exceptional detached stone barn blends character with modern comfort. Having just been completed, the home retains much of its rustic charm, while incorporating high quality finishes and thoughtful design throughout. Ideal for those looking for an edge of town home, or investors who are looking for a property which is an authentic countryside escape for holiday makers.

Being a one-off conversion, the property is unique in both its position and offering. Set on the edge of the market town of Sedbergh, the location offers the perfect balance of privacy and accessibility. Sedbergh is renowned for its rich literary heritage and vibrant communities, and offers a selection of historic buildings and amenities including shops, cafes, public houses and excellent schools. Set within the Yorkshire Dales National Park, this is the perfect place for those who enjoy the great outdoors and is a good base for those looking for a holiday property. With excellent access to the M6 via Junction 37 (approximately 10 minutes drive away) there is excellent connectivity both locally and beyond.



The accommodation opens into a hallway with excellent space for hanging of coats and shoes within the fitted storage.

The living area has a triple aspect outlook and stunning views over the gardens and the Cumbrian Fells beyond. This is a generous living area set around a woodburning stove to one side, which is an ideal room all year round. A door opens out from this living space to the patio area complete with hot tub connection ready in place and a lawn area.

The kitchen has a range of wall and base mounted units together with quality integral appliances, as well as a door to the outside. Above this area is a loft space which houses the air source heat pump unit.





Upstairs the barn offers two generously proportioned double bedrooms, each with vaulted ceilings and built in wardrobes. The main bedroom features an outlook across the garden and paddock area and beyond to the Cumbrian countryside. The second bedroom offers a further double bedroom which has a window and Velux window providing ample lighting.

The family bathroom is tastefully fitted with a high quality four piece suite, including a bath, separate shower, WC and wash hand basin. The bathroom is complemented by stylish tiling and a heated towel rail.

Outside, the property sits in a plot totalling just under 0.25 acres, or thereabouts. This includes an area of landscaped gardens which is accessed immediately from the property with an additional adjoining paddock area which is ideal for those looking for extended outdoor living and / or an interest in hobby farming. The entire boundary is lined with traditional stone-built walls, adding to both the charm and setting of the property.

The outdoor area is an excellent space to relax, unwind and take in the stunning backdrop of the surrounding Fells.

Whether you are looking for a forever home in a stunning location or an ideal getaway as a holiday let property, this newly converted and highly appointed property offers a generous and flexible space.

## General Remarks

**Services** – Mains electricity, mains water available and connected, Drainage is via a private treatment plant installed as part of the conversion. Heating is via an air source pump. There is an electric charging point.

**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 upon Completion.

**Council Tax:** Band yet to be assessed.

**Local Authority:** Westmorland and Furness Council.

**Construction:** Detached, stone under slate roof.

**Parking:** On site for 4 cars.

**Restrictive Covenants** : None that we are aware of.

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

**Planning conditions:** Please note, the property is subject to a Section 106 Agreement and is limited by way of occupants being suitable for the local occupancy condition and / or as a holiday property.

**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.

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

**Broadband:** Yet to be connected.

**Viewings:** Viewings are strictly by appointment with the sole selling agents – 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** : [///swaps.drove.bystander](https://www.what3words.com/#!/swaps.drove.bystander)

**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.

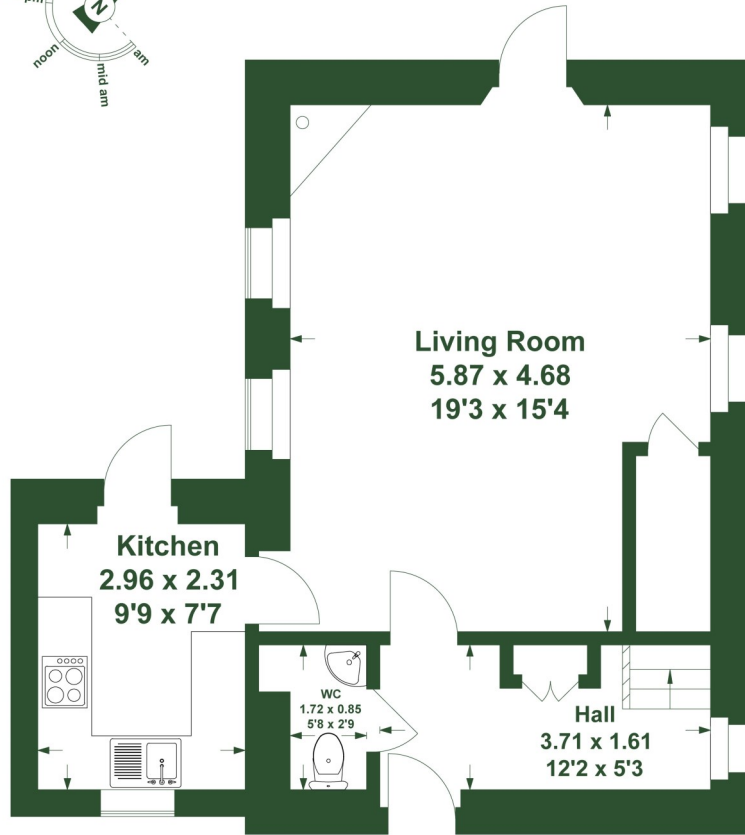
**Method of Sale:** The property is for sale by Private Treaty. If there are high levels of interest we may seek best and final offers

**SUBJECT TO CONTRACT.**

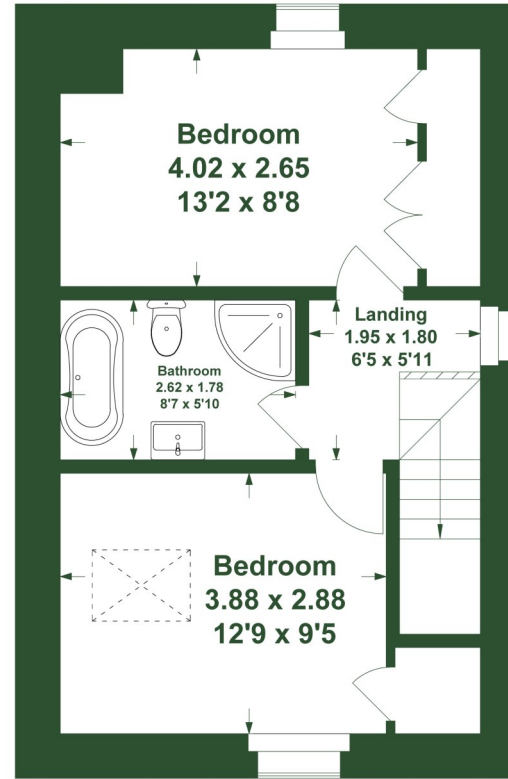
**IMAGES TAKEN MAY 2025**

# Approximate Gross Internal Area : 81.75 sq m / 880 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



**Ground Floor**



**First Floor**

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 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		88 B
69-80	C	78 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		





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# Armitstead Barnett



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