



Bainbridge Road, Sedbergh LA10 5AU

Offers In The Region Of £425,000



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3 Bedrooms



3 Bathroom

-
- Modernised end terrace, character property.
 - Situated in a sought-after location, within walking distance of Sedbergh's amenities.
 - Comprehensively upgraded and extended, providing accommodation over three floors.
 - Low maintenance front and rear gardens.
 - Driveway providing parking.
 - Set within the catchment for excellent local schools, both primary and secondary.





Offering a modernised and extended family home, which has been thoughtfully redesigned to provide generous living accommodation, ideal for family life. The property is finished to a high standard throughout and combines both the character and charm of the property with modern design and a welcoming atmosphere.

Situated on Bainbridge Road, within the sought-after Book Town of Sedbergh, the property is conveniently located within walking distance of the town's amenities. Known for its rich literary heritage and vibrant community, Sedbergh offers an excellent range of independent shops, cafes, public houses and highly regarded schooling, including the renowned Sedbergh School.



Positioned within the Yorkshire Dales National Park, the location is ideal for those who enjoy the outdoors; with beautiful countryside, stunning views and excellent walking routes right on the doorstep. Sedbergh itself is situated approximately 10 minutes drive from Junction 37 of the M6 motorway, providing excellent transport links north and south. Rail services to London Euston, Manchester and Glasgow are available via Oxenholme Railway Station.



The accommodation is arranged over three floors and offers generous and flexible living areas. The entrance hall leads to an open plan living / dining area. Formerly two separate rooms, this space has been opened up to create an exceptional sense of light and space which is ideal for both everyday family living and entertaining.

To the rear, there is an extension housing a stunning contemporary kitchen, fitted with sleek handle-less units and centred around a large island. The kitchen is a highly appointed space with a range of integral appliances including ovens, hob, dishwasher and wine fridge.

Steps lead from the kitchen to a seating area, which is ideally suited for morning coffee, with doors directly opening onto the rear garden.







The bedroom accommodation is set to the first and second floors, offering 3 bedrooms in total, together with upgraded high quality bathroom facilities on both the first and second floor. There is an impressive principal suite which occupies the second floor, creating a private and peaceful space. The outlook from the property offers delightful views from front and rear, towards Winder Fell and the surrounding Cumbrian Fells.







Externally, the property benefits from low maintenance gardens to the front and rear, with the front offering a neat yard garden space, encompassed by stone walling. The rear garden is a generous stone-flagged patio garden, with pedestrian access leading to Main Street, allowing easy access to the town centre. The low maintenance nature of the external areas makes this an ideal home for family life or those looking for an investment or second home opportunity.





General Remarks

Services : Mains electricity, mains gas, mains water, 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.

Parking : Available on the driveway to the side of the property, with additional parking on-street.

Construction Type : Stone under slate roof, constructed property.

Restrictive Covenants : We are not aware of any Restrictive Covenants affecting the subject property.

Listed Building : None.

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

Easement, and Wayleaves or 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. We are aware that there is a pedestrian access leading from the garden to the walkway which opens onto Main Street. This is for the benefit of the subject property.

Flooding : According to the Environment Agency, the property sits within Flood Zone 1.

Unimplemented Planning Consents : None effecting the subject property. Please note, that there is planning for housing on Bainbridge Road, a short distance from the property at Kings Yard.

Local Authority : Westmorland and Furness Council **Council Tax :** Band C

Broadband : Available and connected to the property.

Title & Tenure : Freehold with the benefit of vacant possession upon completion.

Mortgage ability : We understand that as far as we are aware it is possible to secure a mortgage against this property.

Buyers information : Buyers should be aware that stamp duty is payable on the purchase of a property. Stamp Duty levels can vary between buyers. Please look at the HMRC Stamp Duty Calculator for further information

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Viewings : Viewings are strictly by appointment with the sole selling agents. For the attention of Emma Hodgkinson BSc (Hons) MRICS FAAV MNAEA. 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 - [///art.cartoons.competing](https://www.what3words.com/)

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.

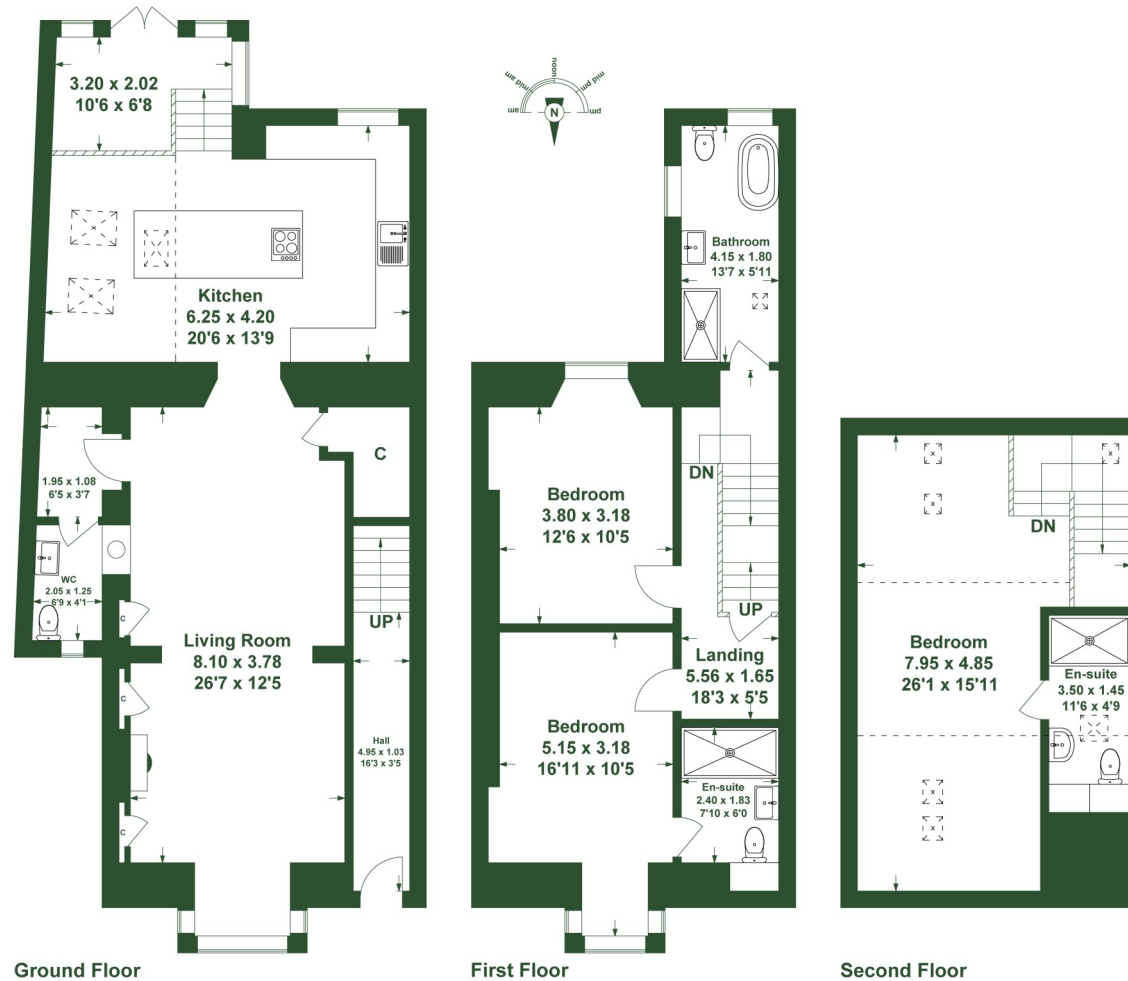
Method of Sale : The property is for sale by Private Treaty. If there are high levels of interest we may seek best and final offers

SUBJECT TO CONTRACT



Approximate Gross Internal Area : 177.86 sq m / 1914 sq ft
 Total : 177.86 sq m / 1914 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.
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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		
69-80	C		77 C
55-68	D	56 D	
39-54	E		
21-38	F		
1-20	G		



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