



Kings Yard, Sedbergh, Cumbria, LA10 5BJ

Offers Over £300,000





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Offers Over £300,000



3 Bedrooms



2 Bathroom

- 
- Charming cottage with well-appointed and spacious accommodation over three floors
  - Located in the heart of the market town of Sedbergh within walking distance of local amenities
  - Currently operated as a successful holiday let
  - Close to M6 motorway links yet enjoys surroundings of Yorkshire Dales National Park.



This delightful three bedroom cottage is nestled in the thriving market town of Sedbergh, offering spacious and flexible accommodation in the heart of the town, within easy walking distance of all local amenities. Whether you're looking for a characterful family home, an investment opportunity, or a second home in a sought after location, this one ticks all the boxes.

Beautifully presented throughout, the cottage sits in the heart of Sedbergh. The town has earned its reputation as one of England's most cherished book towns, renowned for its rich literary heritage and vibrant community. Sedbergh features a unique selection of historic buildings and excellent amenities, including independent shops, cafés, and traditional public houses nestled among cobbled streets. Beyond the town, lie rolling hills and open countryside, ideal for outdoor enthusiasts. Set at the foot of the Howgill Fells, the area has breath-taking views that can be enjoyed throughout the town. For those needing to travel further afield, Junction 37 of the M6 motorway is approximately a ten-minute drive away.



Previously used as a holiday let, this property presents a fantastic turn-key opportunity for investors or those seeking a second home in a popular town.

Accessed directly from Kings Yard, the cottage opens up into a welcoming kitchen and living area, where a central wood burning stove creates a cosy atmosphere. The farmhouse style kitchen includes a breakfast bar and a good range of wall and base units, with integrated appliances including a dishwasher and fridge/freezer and range cooker, making it both practical and stylish. There is a generous space for dining making this a great family and entertaining space.

To the rear of the ground floor, there is a rear hallway which is used as a utility area with plumbing for a washing machine, a WC and a rear door leading out to a private yard. The yard currently includes a garden shed, and bin storage area, perfect for bike storage or outdoor equipment with a gated access out





The first floor hosts a generous double bedroom with dual aspect views, along with an en-suite shower room featuring a WC, wash hand basin and shower. Also on this floor is the family bathroom, which includes a rainfall shower, WC wash hand basin and freestanding bath - ideal for unwinding after a long day.

On the second floor, there are two further double bedrooms. One is a spacious dual aspect room, whilst the other, also a double room, features built-in wardrobes currently used for housekeeping storage, for the holiday let operation. This room also benefits from an additional single wardrobe and views over the front of the property.

Parking is available in nearby town car parks, with permits available.

Combining character and convenience, this cottage is a rare find in one of Cumbria's most desirable small towns.



## General Remarks

**Services :** Mains electricity, mains gas, mains drainage and mains water are 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.

**Please note :** The furniture is available to purchase by separate negotiation.

**Title & Tenure :** Freehold with Vacant Possession upon Completion.

**Council Tax :** Currently business rates with a rateable value of £2500.00. It is however likely that small business rates may apply depending on the purchaser.

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

**Construction :** Stone under tiled roof construction

**Parking :** Available in the towns car parks, residents annual permits are available.

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

**Listed Building :** None

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

**Unimplemented Planning Consents affecting the property :** None known.

**Flooding :** The property is in a very low risk area for flooding and has not flooded within the past five years.

**Broadband :** Available and connected.

**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. We are aware there is a right of way over the front of the property for neighbouring properties.

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

**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 :** [///purifier.hasten.tins](#)

**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.

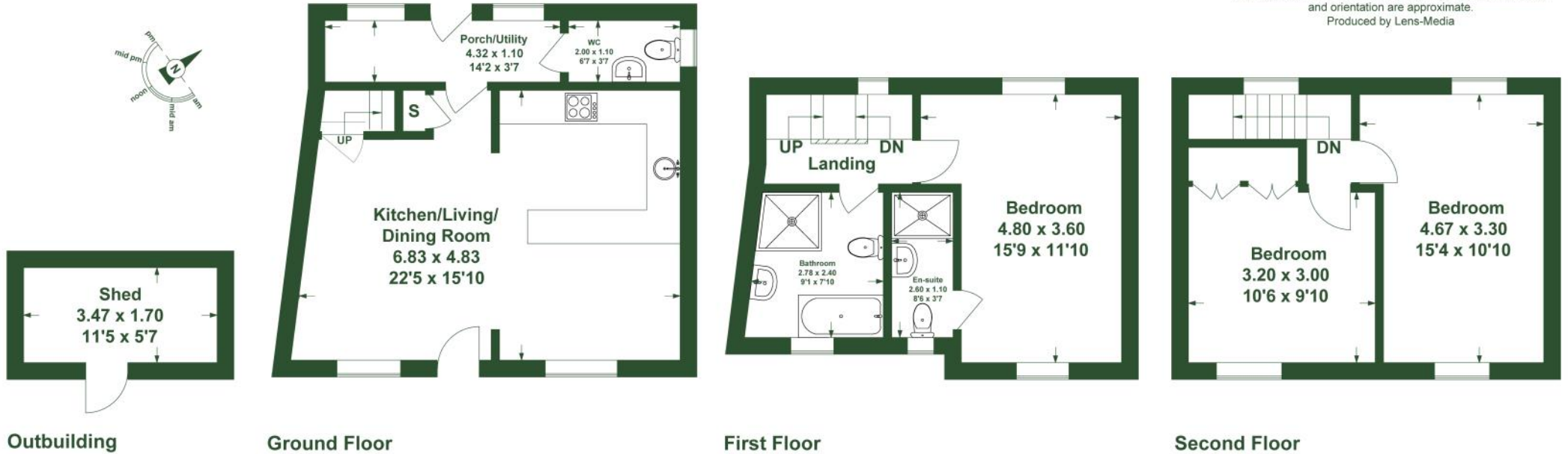
**Method of Sale :** The property is for sale by Private Treaty. If there are high levels of interest we may seek best and final offers

**SUBJECT TO CONTRACT.**  
**IMAGES TAKEN OCTOBER 2025**



Approximate Gross Internal Area : 100.38 sq m / 1080 sq ft  
 Outbuilding : 5.89 sq m / 63 sq ft  
 Total : 106.27 sq m / 1143 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 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 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		84 B
69-80	C		
55-68	D	55 D	
39-54	E		
21-38	F		
1-20	G		



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