



23 Maple Close, Sedbergh, LA10 5JE

Offers In The Region Of £335,000



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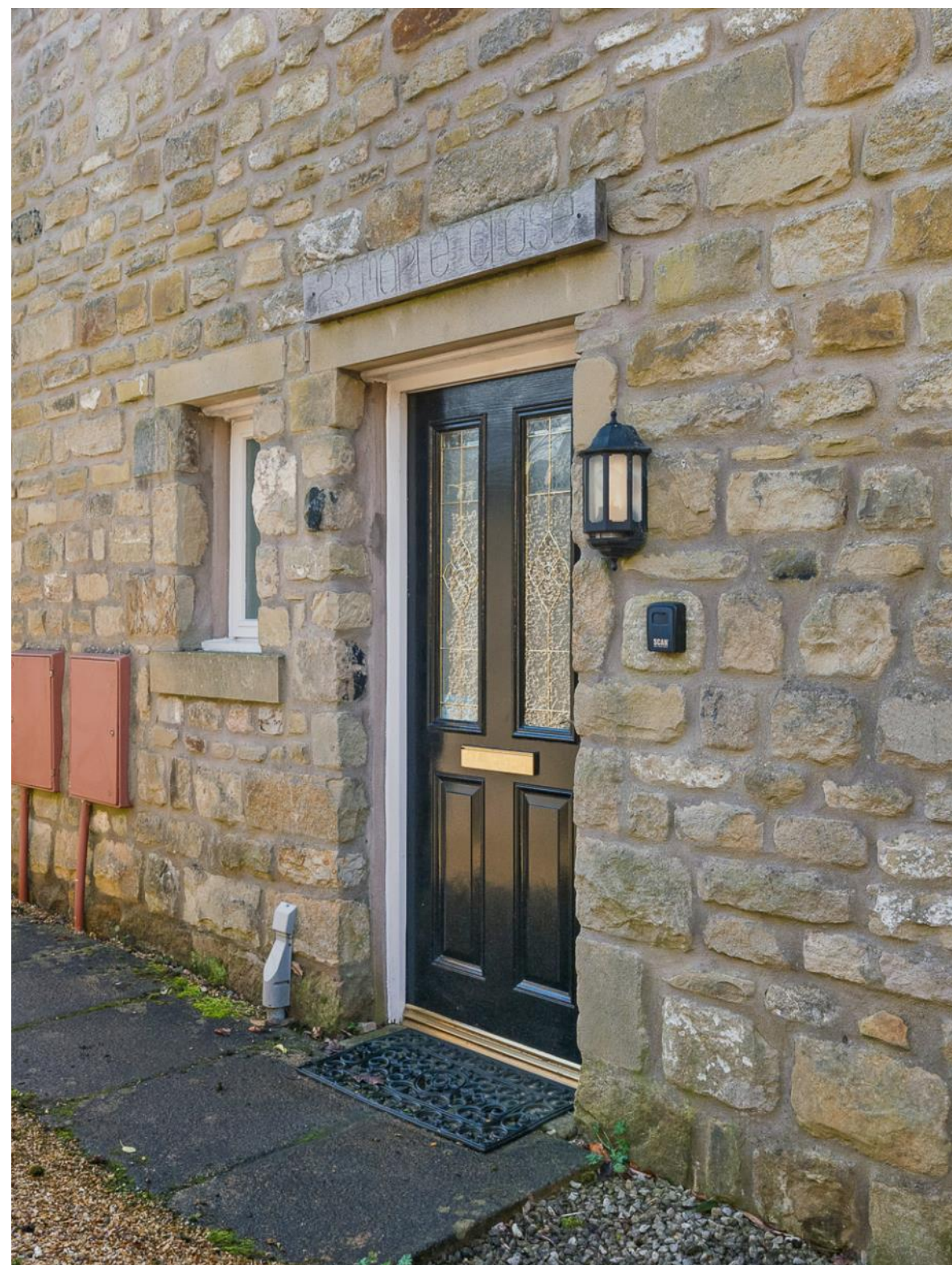


3 Bedrooms



1 Bathroom

-
- Charming cottage-style property.
 - Flexible living spaces and generous accommodation.
 - Low maintenance gardens and parking.
 - Highly sought-after location within Sedbergh and close to M6 motorway links.





Tucked away within a quiet cul-de-sac in one of Sedbergh's most desirable residential settings, this attractive detached cottage-style property offers well-balanced accommodation, ideal for both permanent living and holiday use. Set within this popular Yorkshire Dales setting, the property enjoys a peaceful position while remaining conveniently accessible to local amenities, schools, the M6 motorway and surrounding countryside.

The property presents a modern, easy to maintain home which has been thoughtfully upgraded throughout and arranged to suit a variety of buyers. Upon entering, a welcoming hallway leads through to a comfortable living room centred around a feature fireplace. Beyond is a bright, open conservatory, a space which provides an additional reception area and has a pleasant outlook over the gardens, as well as direct access.



The dining/kitchen is open from the living area and is well-appointed with a range of units designed to be both practical and functional for everyday use. With a dual aspect, this area benefits from ample natural light and is a convenient and comfortable setting for family dining or entertaining. A convenient downstairs W.C and cloakroom complete the ground floor accommodation.

To the first floor, there are 3 well-proportioned bedrooms, each offering a comfortable and versatile space, with the third bedroom providing an ideal area to work from home. The bedrooms share the house bathroom, which is fitted with a modern recently upgraded suite providing walk-in shower, wash hand basin and WC.





Externally, the property benefits from off-road parking for 2 vehicles to the front. To the rear, a private walled garden offers a charming outdoor space which is a low-maintenance gravelled garden, featuring a small pond, and paved patio area, ideal for relaxing and enjoying the outdoors with minimal upkeep.

Overall, this delightful home is set in a sought-after location, offering both convenience, charm and low-maintenance living, all within the Yorkshire Dales National Park.



General Remarks

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

Please note : Armitstead Bamett 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.

Service Charge : Please note, the property is liable for a service charge contribution for the upkeep of gardens, lighting and external communal areas in the sum of £154 per annum, payable to Howgills Management Company. All properties contribute on a proportional basis.

Parking : On driveway for 2 vehicles.

Construction Type : Stone under slate roof, detached property.

Restrictive Covenants : We are aware that the Title contains restrictive covenants relating to the original construction of the property.

Listed Building : None.

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

Flooding : The property is located in an area at low risk of flooding.

Footpaths : We are not aware of any footpaths or bridleways affecting the property.

Broadband : BT available and connected.

Title & Tenure : Freehold with vacant possession upon completion.

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

Unimplemented Planning Consents affecting the property : None known.

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.

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Money Laundering Regulations Compliance : please bear in mind, that Armitstead Bamett 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.

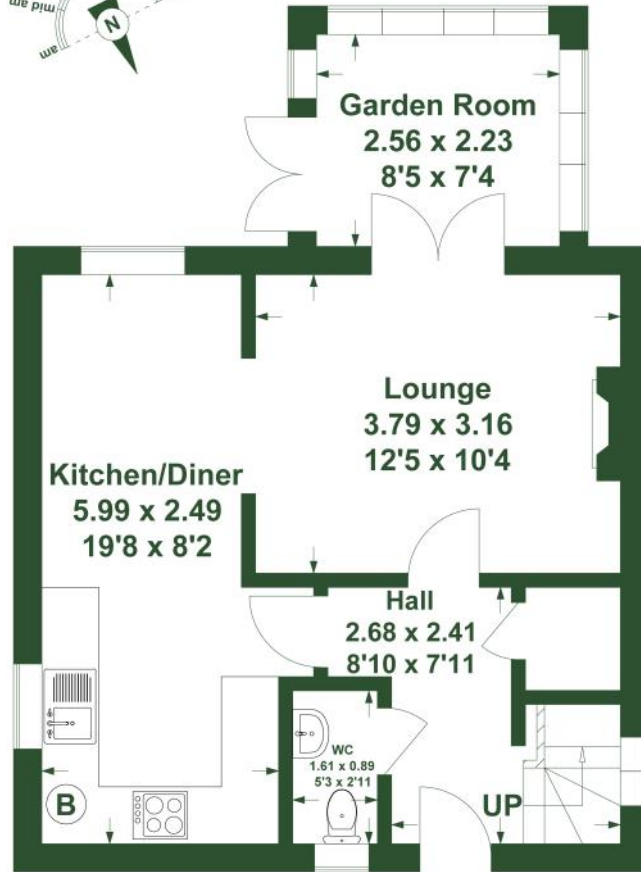
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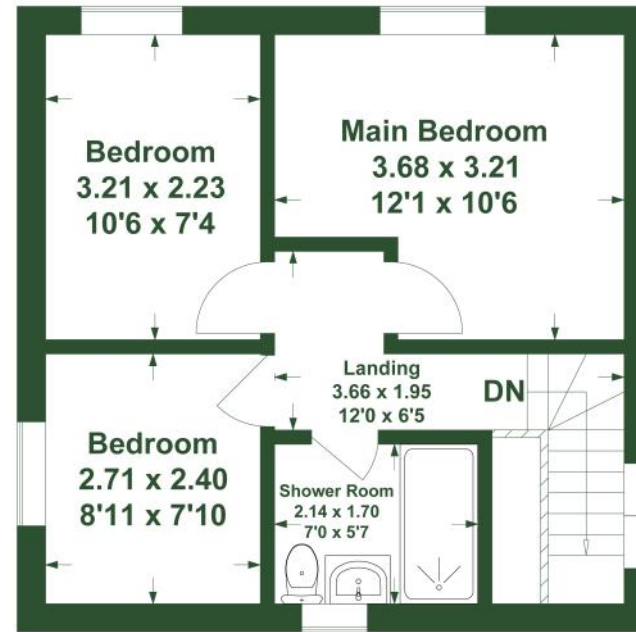
Approximate Gross Internal Area : 79.43 sq m / 855 sq ft



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		
69-80	C		79 C
55-68	D	68 D	
39-54	E		
21-38	F		
1-20	G		



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