



Marthwaite, Sedbergh, Cumbria, LA10 5HU

O.I.R.O. £800,000





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4/5 Bedrooms



2 Bathroom



19.07 acres

-
- Detached, county home set in an elevated position.
 - Stunning views towards the Howgill Fells.
 - Superb gardens and grounds with excellent privacy.
 - Land extending to approximately 19.07 acres, or thereabouts, of meadowland, pastureland and woodland.
 - Peaceful rural setting, yet with convenient access to the M6.
 - Offering an excellent lifestyle and smallholding opportunity.



Enjoying an elevated position with the stunning backdrop of the Howgill Fells, Merlin Cragg is an exceptional detached house offering a rare combination of privacy, land and breath-taking views in this ideal lifestyle and smallholding opportunity. Surrounded by open countryside, with panoramic views, the property sits within generous gardens and grounds, together with adjoining land extending to 19.07 acres (7.71 hectares) of land.

Offering a rural position close to the sought-after market town of Sedbergh, renowned for its strong community, historic character and excellent range of everyday amenities including shops, cafes, pubs and services. Often referred to as England's official Book Town, Sedbergh also lies with the Yorkshire Dales National Park and is an ideal location for those seeking an active countryside lifestyle.



The property is exceptionally well placed for accessibility, with the M6 motorway only a short drive from the property via Junction 37. Railway links are available at Oxenholme Railway Station, which provides access to the West Coast Mainline, with direct trains to London Euston, Manchester and Glasgow.

The area is also highly regarded for its educational establishments, with a choice of excellent and well-respected primary and secondary schools, including the renowned Sedbergh School and Casterton, Sedbergh Preparatory School. The combination of the location, outstanding scenery and facilities makes this an ideal family home and lifestyle property.



Approached via a private track, the property impresses with its peaceful setting and picture perfect backdrop of stone walls and rolling hills. Internally, the home offers spacious and versatile accommodation, with 4 /5 bedrooms, ideally suited to modern family living.

Having been upgraded and extended by it's current owners, the interior offers a well-presented home, blending both contemporary comfort with countryside charm. Features including exposed beams, timber finishes and large windows combine to create a welcoming entrance and light-filled spaces.

A central entrance provides a warm welcome, leading to the ground floor accommodation. The heart of the home is a spacious dining / kitchen, offering an inviting family and entertaining space. With wall and base units to three walls, together with integral appliances, offering plenty of storage and cooking space. There is access to a sunroom leading from the kitchen / dining area, which has doors opening to the rear garden, making this a perfect inside / outside space.





The lounge provides a generous room, centred around a feature woodburning stove, which provides a cosy retreat during the winter months, whilst the large windows create a bright and airy atmosphere throughout the year.

A highly appointed shower room with WC, wash hand basin and separate shower cubicle serves as a WC facility for everyday use.

There are two bedrooms located to the ground floor, which share a house bathroom, comprising WC, wash hand basin and separate bath which is in addition to the shower room.

The first floor is set around an mezzanine landing area with excellent eaves storage. There are three good-sized bedrooms which offer flexible space to suit a purchaser's needs.







Externally, the property continues to impress, with ample parking at the front, a substantial garage building and a workshop space, offering flexibility for storage, hobbies, and those looking to use the property for smallholding purposes.

The adjoining land is a particularly attractive feature of Merlin Cragg, and extend to approximately 19.07 acres (7.71 hectares) in total. The holding comprises productive pastureland, together with areas of woodland and some meadow ground, offering excellent amenity appeal and space for grazing and / or equestrian uses. Situated on the land is a timber agricultural outbuilding, ideal for livestock.

Whether you are looking for a perfect family home, a rural retreat or a lifestyle property, this home in it's beautifully positioned setting, with some of the finest views, has something for all.





General Remarks

Services: Mains electricity, The property has a private water supply and LPG gas central heating. Please note that drainage is provided by a private drainage system which we understand is compliant with the general binding regulations.

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.

Parking: On site parking for several vehicles is available.

Construction Type: Cavity walls with insulation with rendered part stone facing. Stone under slate roof.

Local Authority: Westmorland and Furness Council

Council Tax: Band F

Restrictive Covenants: None as far as we are aware.

Conservation Area: Yorkshire Dales National Park

Listed Building: No

Broadband: B4RN (full fibre gigabit) is available and connected.

Easements, Wayleaves and 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 the access leading to the property is a shared private track and sits within the boundaries of the subject property, but has a Right of Way in favour of the neighbouring property.

Flooding: The property has not flooded within the last 5 years, According to the Environment Agency website the property sits in flood zone 1.

Unimplemented Planning Consents: We are not aware of any planning consents affecting the property.

Title & Tenure: The property is offered for sale freehold with vacant possession on completion.

Viewings: Viewings are strictly by appointment with the sole selling agents. For the attention of **Emma Hodkinson BSc (Hons) MRICS FAAV MNAEA tel: 01539 751 993.**

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.

What3Words - */// explores.loaders.constants*

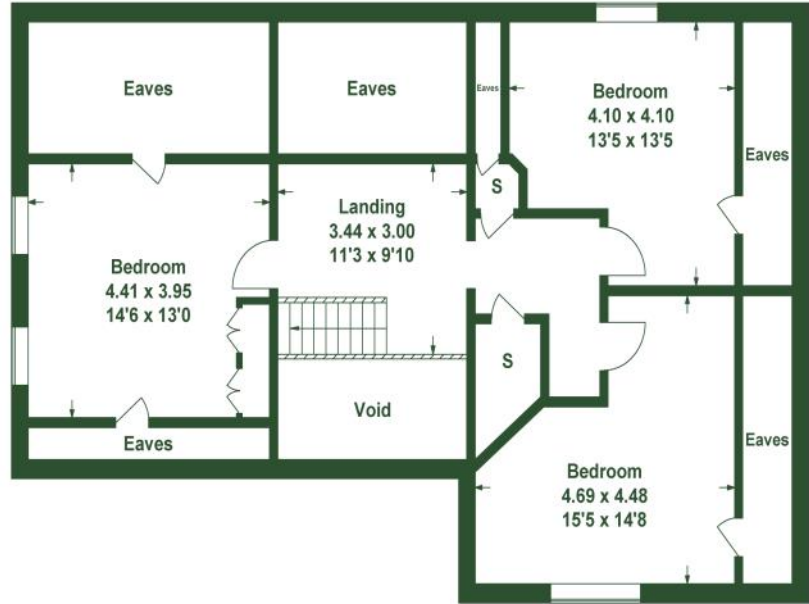
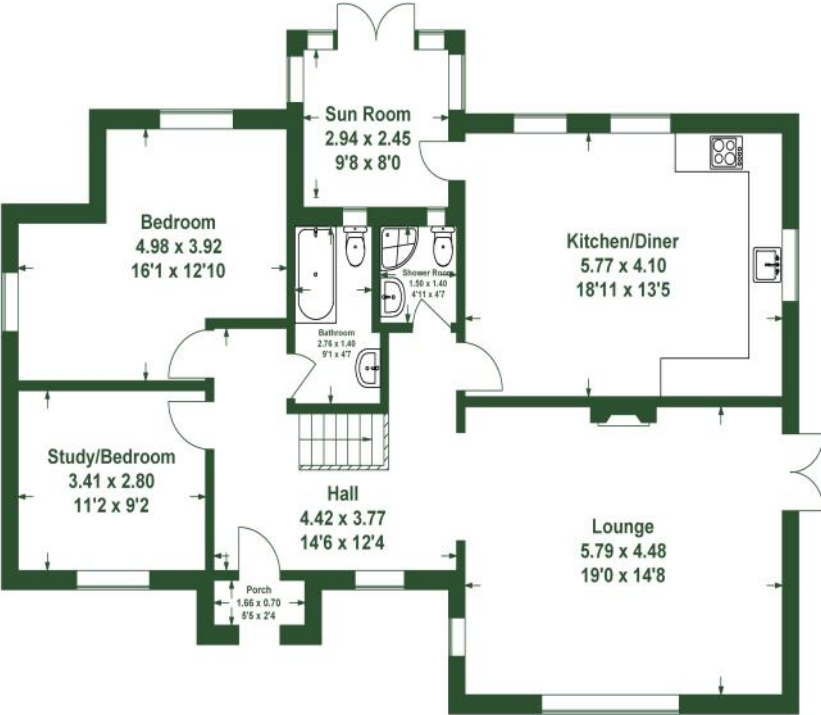
PHOTOS TAKEN APRIL 2026



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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First Floor

Outbuilding : 54.88 sq m / 591 sq ft



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Garage

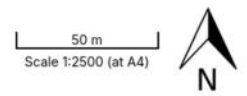
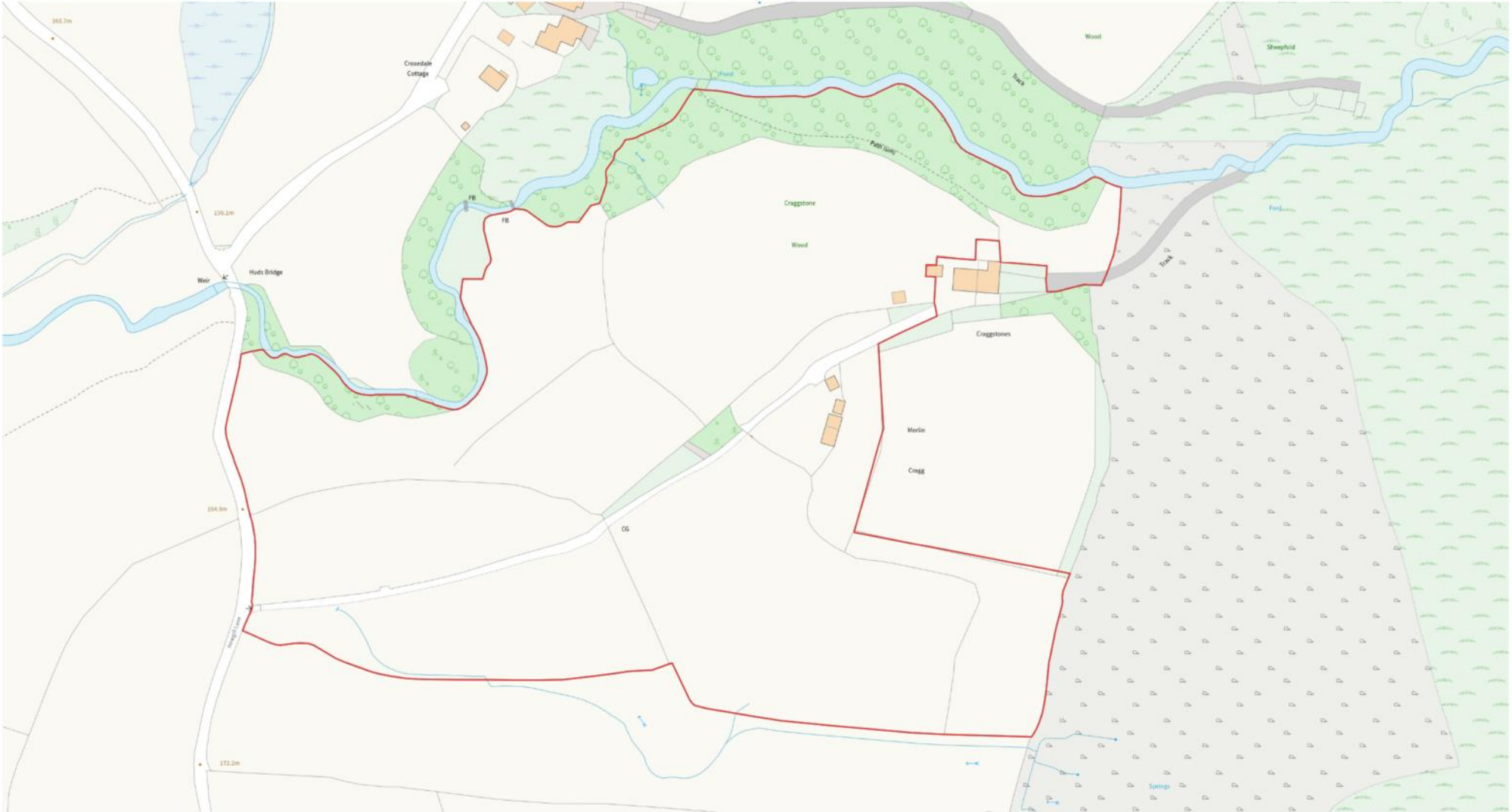
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Outbuilding

Outbuilding

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		
55-68	D	60 D	68 D
39-54	E		
21-38	F		
1-20	G		





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