



Bainbridge Road, Sedbergh LA10 5AU

Offers In The Region Of £425,000





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6 Bedrooms



2 Bathroom

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- Comprehensively upgraded family home.
 - In highly sought-after location, within walking distance of the town's amenities.
 - Generous accommodation over 3 floors.
 - Good-sized gardens.
 - Parking on street.
 - Within catchment for excellent local schools.



This beautifully renovated 6-bedroom terraced property has accommodation set over 3 floors and offers a great space, providing both modern comfort and character.

Situated on Bainbridge Road, within the sought-after book town of Sedbergh, the property is within easy walking distance of the town's amenities. Known for its rich literary heritage and vibrant community, there is plenty on offer, including independent shops, cafes, public houses and an excellent choice of schooling, both primary and secondary, including the renowned Sedbergh School. Being positioned within the Yorkshire Dales National Park, the location is perfect for those who enjoy the great outdoors, and offers a stunning backdrop to the property.



The town itself is situated approximately 10 minutes from Junction 37 of the M6, providing excellent access north and south; and there are direct railway links available to London Euston, Manchester and Glasgow via Oxenholme Railway Station.



This family home has been thoughtfully refurbished to a high standard, with a focus on extensive insulation installed throughout, creating a bright, stylish and versatile home, ideal for modern family life. Arranged across 3 floors, the property boasts 6 bedrooms, providing ample accommodation for growing families, guests or flexible home-working arrangements. The recent renovation ensures a great contemporary space whilst retaining a homely feel.



Upon entering the property, you are welcomed by a spacious central hallway that provides access to the principal ground floor rooms. The living room is particularly impressive, being a room, which spans the full depth of the property, creating a superb space for relaxing and entertaining. The large bay window with an outlook to the front, allows ample natural light to enhance the sense of openness.

The well-proportioned kitchen / dining space is set with family living in mind. The space offers ample room for both cooking and dining, and a practical layout connects seamlessly with the adjoining utility room. The utility area provides additional storage and workspace, as well as access to a convenient ground floor WC.





The first floor provides 3 generous double bedrooms, each well-sized and thoughtfully set around the central landing area. These bedrooms are served by a house bathroom, which is fitted with a modern suite, ideal for everyday use.

The second floor continues to offer a further 3 bedrooms. The second floor offers a principal bedroom suite, with its own adjoining ensuite space, creating a private area on this floor. The remaining bedrooms are adaptable and suitable for children, guests or home office use alike.







Externally, the property enjoys a low-maintenance garden area to the front; with the main garden space being set at the rear. The rear garden is an enclosed space, ideal for families. With a large patio and convenient external store, as well as a generous lawn and mature flowering borders, there is something for everyone. The garden is encompassed by a dry stone wall, and has Winder Fell as a stunning backdrop. The property has a right of way over adjoining properties for convenience of everyday access.

Overall, this home is a spacious updated property in one of the most scenic parts of the northwest. Offering a perfect balance of market town living and modern convenience, this property has it all.





General Remarks

Services : Mains electricity, mains gas, mains water, mains drainage available and connected. Extensive insulation improvements have been carried out throughout the property, contributing to its efficient B EPC rating.

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 : On road parking.

Construction Type : Stone under slate roof, terraced 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 the property has the benefit of a Right of Way passing over neighbouring properties for access across the rear.

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 D

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 Hodkinson 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 Location : [///Projects.Crumple.Budding](#)

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 : 205.45 sq m / 2211 sq ft
 Store : 6.25 sq m / 67 sq ft
 Total : 211.7 sq m / 2278 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 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	81 B	87 B
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		



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