



Winfield Road, Sedbergh LA10 5AZ

Offers Over £350,000





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4 Bedrooms



1 Bathroom

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- Detached home in a sought-after position, occupying a corner plot
 - Spacious and flexible accommodation over 2 floors, with excellent scope for modernisation and improvement
 - Offering generous gardens, driveway parking and integral garage building.
 - Conveniently positioned for the amenities of Sedbergh.
 - Excellent access to the M6, Yorkshire Dales National Park and surrounding area.



Being a 4-bedroom detached property which offers generously proportioned and flexible accommodation, this property occupies a corner plot in an established residential position. Set in the heart of Sedbergh, the property is within excellent reach of the local amenities.

Having been a much-loved home for many years, the property is now in need of modernisation and presents an excellent opportunity for purchasers to refurbish their new home and add their own tastes and specifications.

The location offers the perfect balance of accessibility and privacy, being set back from the main part of Sedbergh, yet within easy walking distance of the vibrant community. Sedbergh offers a range of shops, cafes, public houses and excellent schooling to name just a few of the amenities on offer.

Located in the Yorkshire Dales National Park, this is a perfect location for those who enjoy outdoor activities, as there are some stunning walks and scenery to be enjoyed from the doorstep.

Situated approximately 10 minutes from Junction 37 of the M6, there is excellent access to the areas beyond, and Oxenholme Railway station provides direct links to London Euston, Manchester and Glasgow.





The accommodation of Winfield Road extends over 2 floors, with the opportunity to alter the configuration to suit a purchaser's needs; there are 1 / 2 bedrooms to the ground floor, depending on how the accommodation is used, with the principal living accommodation being of a good size.

Entered from the front and into a hallway, the lounge has an outlook to the front and is set around a fireplace. The kitchen area is positioned at the rear of the property, with a useful utility area beyond.

The internal garage can be accessed both internally and externally, and offers useful parking and storage. Subject to the required consents, this space may offer further potential to create additional accommodation should purchasers wish.





To the first floor, there are a further 2 bedrooms, together with an office / nursery space. A bathroom and separate W/C complete the first floor accommodation.

Externally, the property is approached via a driveway which provides offroad parking and access to the garage. Lawned gardens are set to the front and side, with established planting and hedging which screen the property. The gardens are mature and offer considerable scope to be landscaped, whilst maintaining an attractive approach to the property.

The property would benefit from a comprehensive scheme of updating and modernisation, which is part of its appeal – giving purchasers an opportunity to enhance the home to meet their needs. With excellent accessibility and a sought-after location, there is something for all.



General Remarks

Services : Mains electricity, mains gas, mains water and 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 : On the driveway and / or garage.

Construction Type : Rendered stone under tile roof.

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

Restrictive Covenants : None so far as we are aware.

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

Listed Building : The property is not Listed.

Broadband : BT internet available and connected.

Footpaths, bridleways : None known.

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

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

Title & Tenure : Freehold with vacant possession.

What3Words : ///plodding.slices.warp

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 not aware of any Easements, Wayleaves or Rights of Way affecting the property.

Viewings : Viewings are strictly by appointment with the sole selling agents. For the attention of Emma Hodgkinson BSc (Hons) MRICS FAAV MNAEA tel: 01539 751 993]. 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. Please note that CCTV and or recording devices may be in operation at the property during viewings

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.

Use of AI : Armitstead Barnett LLP may use artificial intelligence tools to assist in the delivery of its services. Such tools are used only to support the work of our surveyors and do not replace professional judgement.

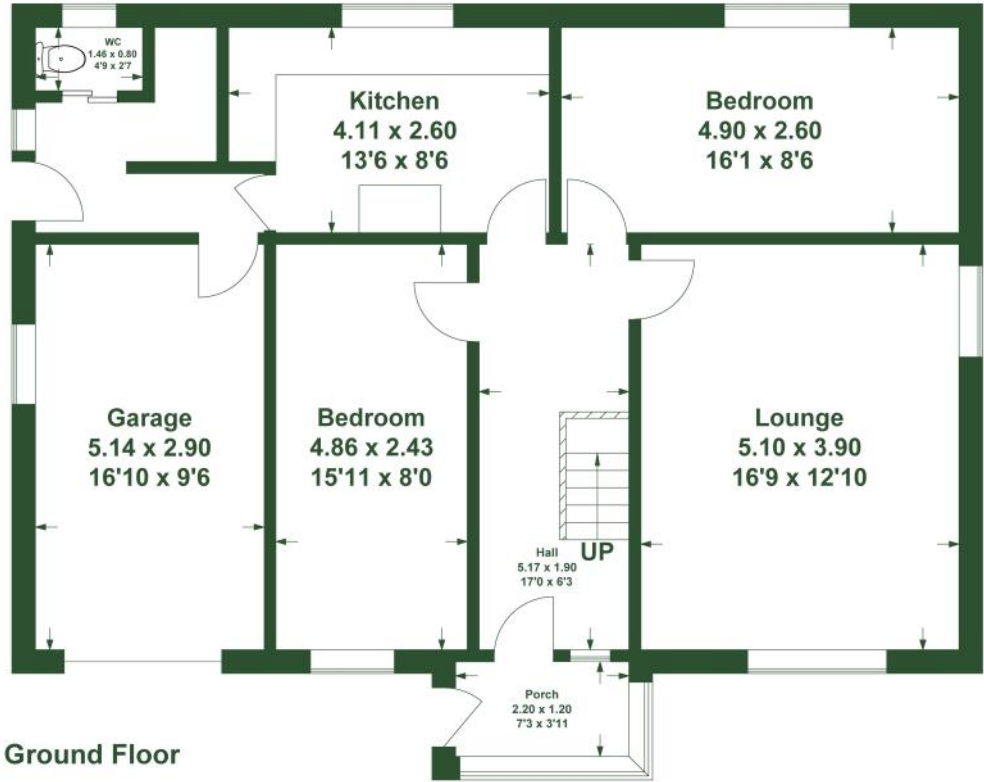
Method of Sale : The property is for sale by Private Treaty. If there are high levels of interest we may seek best and final offers.

AML checks : Buyers who have had an offer accepted in principle, will need to complete an Anti-Money Laundering (AML) and Identity Verification check, this is a legal requirement. We use a specialist third party to conduct these checks. Individuals purchasing a property have checks conducted directly by Coadjute and a non-refundable fee of £45.00 plus VAT per purchaser will be payable. This fee cannot be refunded even if the property purchase does not go ahead. We will be notified once the checks have been completed, if successful the Memorandum of Sale will then be sent to solicitors

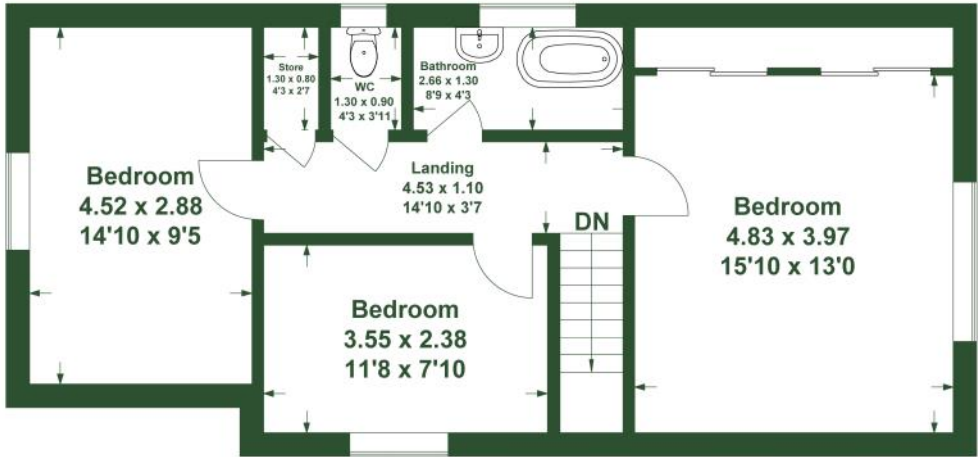
PHOTOS TAKEN AUGUST 2026



Approximate Gross Internal Area : 137.70 sq m / 1482 sq ft
Garage : 14.90 sq m / 160 sq ft
Total : 152.60 sq m / 1642 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



Amitstead 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 to 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 Amitstead 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 Amitstead 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	66 D	
39-54	E		
21-38	F		
1-20	G		



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