



Sedbergh

£450,000

8 Loftus Hill, Sedbergh, LA10 5RX

Enjoying a secluded position, this quintessential home is surrounded by idyllic countryside yet conveniently located within walking distance of the historic market town of Sedbergh and just a short drive to the M6 motorway with nearby access to the Lake District and Yorkshire Dales National Park, making this enchanting stone built cottage a special find.

The accommodation is situated across two floors and briefly comprises an entrance hall, sociable kitchen/diner with sun room. The living room is warm and atmospheric with its fireplace and wood burner stove. To the first floor are three good sized bedrooms, one of which en suite, and a family bathroom. To complete the picture, there is a secure private garden and a workshop/studio.



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Superfast
Broadband



On Street
Parking

Quick Overview

Secluded Detached House
 Three Bedrooms and Two Bathrooms
 Sought After Location
 Close to Popular Schools
 Walking Distance to Local Amenities
 Detached Workshop
 Views on to Howgill Fells
 Pretty Garden
 Superfast 79 Mbps Broadband Speed

Property Reference: KL3408



Kitchen



Living Room



Sun Room



Garden

Property Overview

The second you walk through the door you get a sense of the wonderful family home you are entering. This detached stone and slate home offers lovely, light-filled accommodation, perfect for family life, with three bedrooms, two bathrooms and a great detached workshop. Filled with character and charm with the addition of double glazed timber sash windows throughout and a wrap around garden, this home really is a secret gem!

Discreetly tucked away from the road, follow the path down the stone steps and enter through the hardwood door into a light and bright entrance hall, with under stairs cupboard for storing shoes along with that all important cloakroom with WC. Follow the hallway into the well-presented kitchen-diner, well fitted with wall and base units with complementary worktops and upstand. Integrated appliances include Neff four-ring gas hob with extractor over, Bosch double oven, slimline dishwasher and space for an undercounter fridge/freezer. There is also space for a dining table to enjoy meals with the family, and an archway leads to the pretty sun room that showcases countryside views with the added benefit of underfloor heating and Velux windows with a patio door for access to the garden.

Back into the hallway, step into the cosy living room with a window to the rear aspect and log burner for those cooler evenings. Ascend to the first floor landing where you will find three good sized bedrooms and family bathroom. Bedroom one is a double with dual aspect windows to the rear of the home, enjoying an en suite comprising of Mira shower, WC and pedestal sink. Bedroom two also has a dual aspect and is situated at the rear while bedroom three is the smallest with an aspect to the side and benefits from built in wardrobes. The family bathroom comprises a three-piece suite with panelled bath and shower over, WC and pedestal sink.

Finally, the real surprise to this home is the workshop located to the side of the property, a detached, light and bright space with windows, fitted sink and base units. This space is currently an art studio but could be used for a multitude of purposes; home office or workshop and, equipped with light, power and plumbing, the space is ready to use!

Outside

The rear garden is spectacularly colourful; it is well stocked and maintained providing something for everyone - raised flower beds, fruit trees, seating areas, flagged pathways, mature shrubs and well-maintained lawn with a small pond. A peaceful garden in which to enjoy the surrounding countryside and breathtaking views. In addition, there is a coal shed and a store ideal for storing gardening tools.

Location

Sedbergh is a small market town in east Cumbria lying beneath the Howgill Fells, within the Yorkshire Dales National Park and close to the Lake District National Park. With convenient access to all local amenities, including shops, restaurants dental and doctors' facilities and much more.

Accommodation (with approximate dimensions)

Ground Floor

Living Room 16' 2" x 13' 2" (4.93m x 4.01m)

Kitchen/Dining Room 18' 7" x 11' 10" (5.66m x 3.61m)

Sun Room 12' 3" x 10' 7" (3.73m x 3.23m)

First Floor

Bedroom One 11' 11" x 9' 8" (3.63m x 2.95m)

Bedroom Two 11' 10" x 9' 1" (3.61m x 2.77m)

Bedroom Three 9' 3" x 6' 9" (2.82m x 2.06m)

Property Information

Services

Mains gas, water, drainage and electricity.

Council Tax

Westmorland and Furness Council - Band D

Tenure

Freehold. Vacant possession upon completion.

Energy Performance Certificate

The full Energy Performance Certificate is available on our website and also at any of our offices.

Viewings

Strictly by appointment with Hackney & Leigh Kirkby Office.

What3Words:

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Bedroom One



Bedroom Two



Bedroom Three



Bathroom

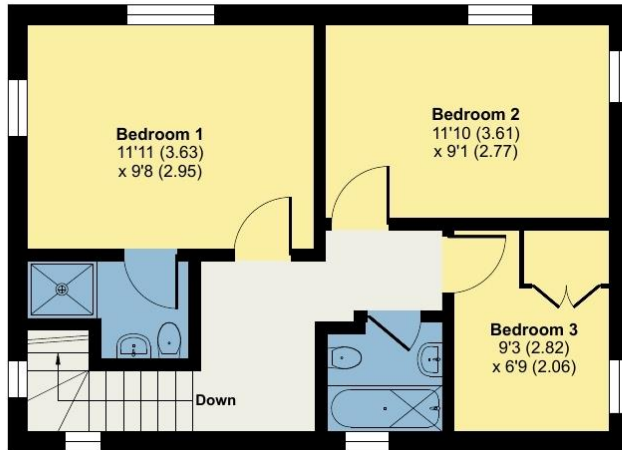
Loftus Hill, Sedbergh, LA10

Approximate Area = 1054 sq ft / 97.9 sq m

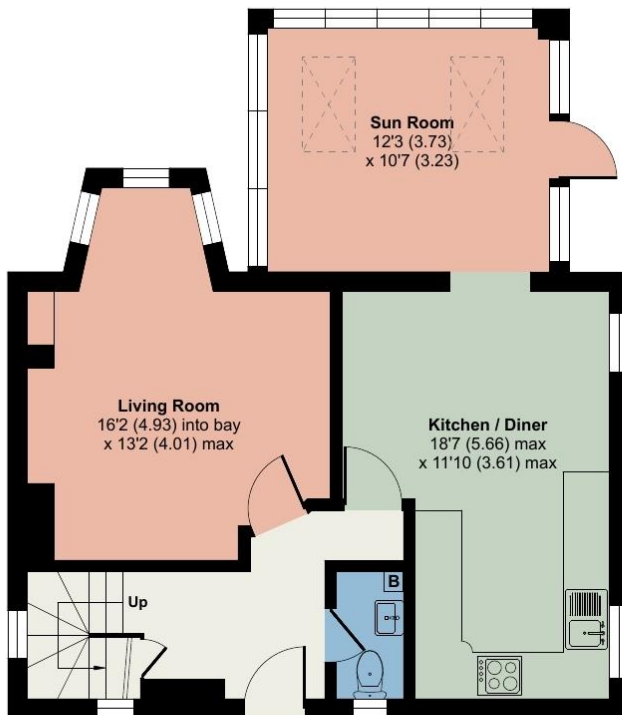
Outbuildings = 216 sq ft / 20 sq m

Total = 1270 sq ft / 117.9 sq m

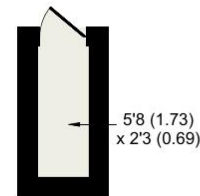
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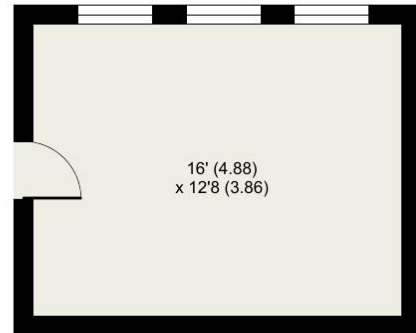
FIRST FLOOR



GROUND FLOOR



OUTBUILDING 2



OUTBUILDING 1



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2023. Produced for Hackney & Leigh. REF: 979496

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