



Howgill

£550,000

Chapel Beck Mill , Howgill, Sedbergh, LA10 5JD

Situated within a peaceful position on the riverside of the Chapel Beck, this attractive, stone built home oozes with character, boasting feature exposed stone and beams throughout, as well as generous living spaces and a magnificent, rural location, Chapel Beck Mill makes an ideal home for a range of buyers.

Offering four/five double bedrooms, three bathrooms, kitchen-diner and generous living room, along with utility and cloak room and attractive rear garden, this home is ideal for growing families or those looking for a rural property to call home.

Quick Overview

Attractive Detached Family Home
 Five Bedrooms & Three Bathrooms
 Kitchen-Diner & Marvellous Living Room
 Handy Utility & Boot Room
 Flexible Living Spaces
 Character Features Throughout
 Lawn Garden to the Rear
 Off Road Parking
 Riverside Setting

Ultrafast 1000 Mbps Broadband Available



5



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1



D



Ultrafast
Broadband*



Off Road
Parking

Property Reference: KL3466



Kitchen/Diner



Living Room



Bedroom Three



En Suite

Property Overview

On approach to the property, follow the lane to the hamlet of houses along the Chapel Beck River. You are instantly entranced by the beautiful scenery, with rolling hills and riverside surround, creating an idyllic location for those looking for the country lifestyle.

Follow the front gate into the garden, laid to gravel and patio and in through the front door. You are guided into the entrance porch, a great space with ample room for hanging coats and kicking off muddy boots after a day exploring the Howgills, and welcomed into the kitchen-diner. A wonderful family space, bursting with light from the dual aspect windows and offering ample space for a dining table to enjoy meals with the family. The kitchen itself is well-fitted with wall and base units, complementary work top and tiled splashback, ceramic sink with drainer and Aga oven, along with an island unit for additional dining or preparation space with a single burner gas stove. There is also space for a fridge freezer and dishwasher.

Follow the kitchen into the inner hall, and you are welcomed into the magnificent living area, boasting triple aspect windows with surrounding views and feature ceiling joists, creating a characterful atmosphere along with exposed stone walls and large wood burner stove, making it easy to imagine cosying down on a winters evening in the true hub of the home.

Bedroom three can also be found on this floor, a double room with dual aspect windows and integrated cupboard, great as a potential wardrobe. This room also benefits from an en suite, comprising a panelled bath with shower over, pedestal sink and W.C. with part tiled walls. Back into the hallway, there is an attractive side aspect window with stunning river views and access to both the lower ground and first floor living spaces.

Follow the stairs to the lower ground floor into an inner hall with attractive tiled floor and door providing access into the garden. Bedroom one and two are both attractive, generous double rooms with dual aspect windows overlooking the river, and ample space for additional furniture. The main bathroom is also found on this floor with panelled bath, and shower over, W.C. and pedestal sink.

Further along the hallway is a handy boot room with complementary work top and wall and base units, providing the ideal space for storing all outdoor gear! A generous utility is found at the end of the hallway, offering wall and base units, stainless steel sink and space for an undercounter washing machine and drier, or additional freezer and also housing the two house boilers; these are set up on two circuits, allowing the lower ground floor to be completely separate to the upper floors. An integrated oven, four ring



Kitchen/Diner



Living Room



Bedroom One



Bedroom Two



Bedroom Four



Hobby Room/Bedroom Five

induction hob and extractor, as well as an integrated dishwasher, also provide scope as a kitchenette.

Finally, the first floor offers great additional living spaces, with a snug area on the landing and three piece bathroom comprising a bath, W.C. and pedestal sink. To the right is a great converted loft space, offering potential as a fourth double bedroom, playroom, teenagers den or art studio, enjoying a large side aspect window and feature beams. To the left of the landing is a fifth bedroom with velux window and space for a double bed, or great as an office room for those who work from home, providing a quiet escape from the rest of the family spaces.

Location

Situated in the peaceful village of Howgill within the Yorkshire Dales National Park, this home is surrounded by idyllic countryside views and a unique riverside setting. The market town of Sedbergh is only a short drive away, offering a range of local amenities including schools, shops, restaurants, dental and doctors' facilities and much more.

What3Words ///brew.basic.otherwise

Accommodation (with approximate dimensions)

Ground Floor

Entrance Hall

Kitchen-Diner 18' 6" x 13' 0" (5.64m x 3.96m)

Inner Hall

Living Room 25' 4" x 17' 6" (7.72m x 5.33m)

Bedroom Three 18' 6" x 9' 2" (5.64m x 2.79m)

Lower Ground Floor

Bedroom One 17' 5" x 16' 6" (5.31m x 5.03m)

Bedroom Two 17' 10" x 11' 1" (5.44m x 3.38m)

Cloak Room 13' 9" x 6' 4" (4.19m x 1.93m)

Utility 15' 8" x 6' 8" (4.78m x 2.03m)

First Floor

Bedroom Four 18' 9" x 11' 4" (5.72m x 3.45m)

Hobby Room/Bedroom Five 23' 4" x 18' 10" (7.11m x 5.74m)

Property Information

Outside

A gate leads onto the drive, shared with neighbours for access to their walled garden. A paved and gravel front garden leads to the front door, with space for outdoor furniture creating a great entertaining spot with fabulous views beyond.

The garden itself is private and enjoys lawn areas with gravel for outdoor seating, sat on the Chapel Beck riverside offering a unique setting with planted borders, shrubs and handy garden shed for storing essentials.



Bedroom One



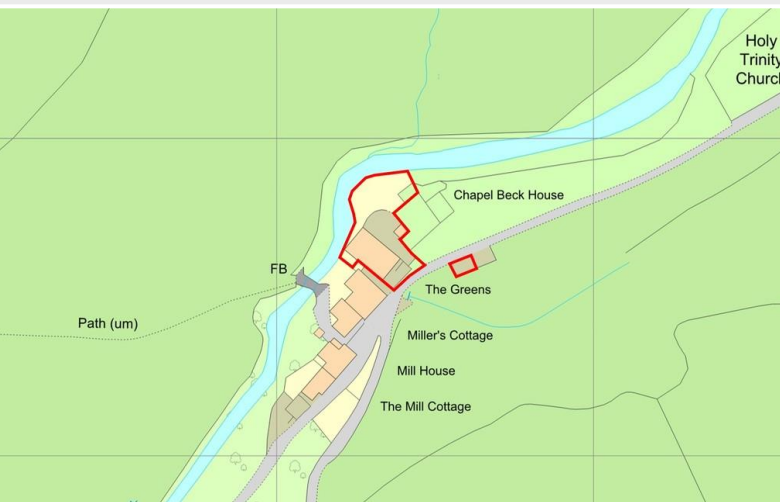
Bedroom Two



Rear Garden



Rear Aspect



OS Map

Parking

Driveway for off road parking leading to the garden, as well as two additional spaces down the small hill a walk away from the property.

Services

Mains electricity. LPG gas. Shared private water & shared septic tank drainage.

Council Tax

Westmorland and Furness Council. Band G.

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.

Meet the Team

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Viewings available 7 days a week including evenings with our dedicated viewing team
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Chapel Beck Mill, Howgill, LA10

Approximate Area = 2579 sq ft / 239.5 sq m

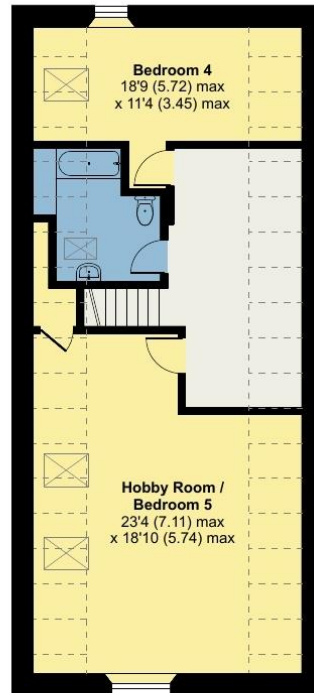
Limited Use Area(s) = 294 sq ft / 27.3 sq m

Total = 2873 sq ft / 266.8 sq m

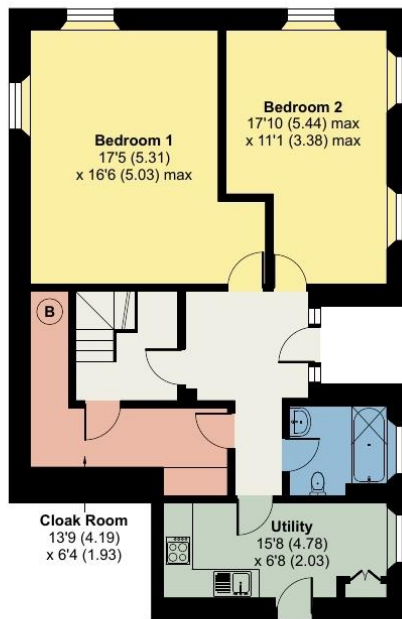
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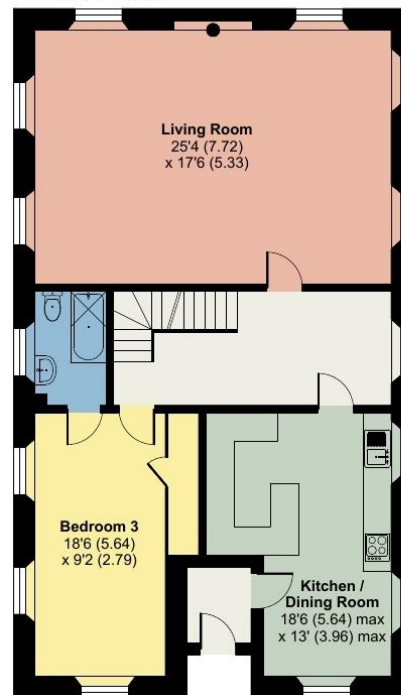
Denotes restricted head height



FIRST FLOOR



LOWER GROUND FLOOR



GROUND FLOOR



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2023. Produced for Hackney & Leigh. REF: 1055088

A thought from the owners...

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