



Howgill

£300,000

Bramrigg Cottage , Howgill, Sedbergh, LA10 5HY

Welcome to Bramrigg Cottage, a characterful home situated within the countryside setting of Howgill, being a short drive from the thriving village of Sedbergh and all its amenities. With rural walks on the doorstep and attractive views surrounding, this home is ideal for those looking for country living.

Offering well proportioned living spaces, there is a country style kitchen, cosy living room and sun room, great for dining, as well as a handy utility and W.C. to the ground floor. The first floor enjoys three good sized bedrooms and family bathroom, completed with a lawn garden to the rear and off road parking.

Quick Overview

- Character Mid Terraced Home
- Three Bedrooms & One Bathroom
- Living Room & Adjoining Sun Room
- Generous Living Spaces
- Character Features Throughout
- Off Road Parking
- Rear Garden
- Countryside Views
- Attractive, Rural Location
- B4RN Broadband



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B4RN
Broadband



Off Road
Parking

Property Reference: KL3477



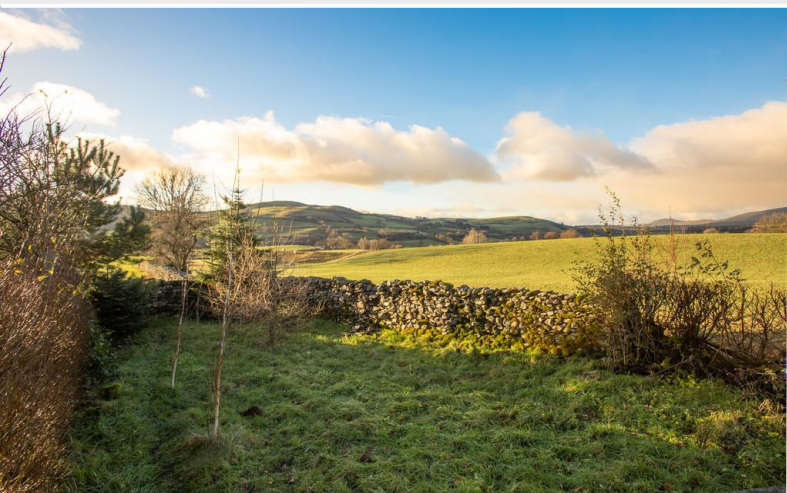
Kitchen



Kitchen



Living Room



Garden

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 steam 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.

Property Overview:

Boasting a wealth of traditional features from exposed beams and stone walls to attractive wooden latch doors, this home oozes character and charm which is apparent the moment you arrive.

Step through the front door into the entrance hall, with ample space for kicking off muddy boots and a cloak room with that all important W.C. and hand wash basin. A utility room can be found to the left, housing the oil boiler with space for additional white goods and storage, also great for dogs after a day exploring the Howgills!

Lead up the steps to the inner hall which welcomes you into the kitchen-diner; a wonderful space with dual aspect windows and attractive exposed stone walls, enhancing the traditional feel. Well fitted with wall and base units, the kitchen comprises a sink with mixer tap, complementary tiled worktop and space for an undercounter fridge and dishwasher. Integrated appliances include an Electrolux halogen 4-ring hob and Bosch double oven and grill.

The generous living room is certainly the hub of the home, creating a cosy atmosphere all year round with feature wood burner stove for those cooler evenings. A window seat overlooks the rear and an open doorway adjoins the sun room. Currently used as a dining room, this space floods the ground floor with light and offers a great space to enjoy meals with the family. A door leads into the rear garden where there is space for outdoor seating to entertain friends and family throughout the summer.

Follow the stairs to the first floor where you will find the three bedrooms and family bathroom. Bedroom one is a light and spacious double with attractive outlook to the rear and window seat to admire the views. There is ample space for furniture as desired, and a handy built in cupboard offers additional storage space. Bedroom two is also a double, enjoying views to the rear and space for additional furniture whilst bedroom three is a single room to the front aspect.



Living Room



Dining Room



Bedroom One



Bedroom Two



Bedroom Three



Bathroom

Finally, steps lead down into the main bathroom; a four piece suite, generous in size comprising a 'His & Hers' wall hung sink unit, W.C., bidet and bath with shower over. Complementary part tiled walls complete the picture with a handy airing cupboard for storing essentials.

Accommodation with approximate dimensions:

Ground Floor

Kitchen 15' 6" x 8' 9" (4.6m x 2.67m)

Living Room 12' 10" x 11' 11" (3.91m x 3.63m)

Dining Room 13' 11" x 6' 10" (4.24m x 2.08m)

First Floor:

Bedroom One 12' x 11' 4" (3.66m x 3.45m)

Bedroom Two 10' 6" x 9' 2" (3.2m x 2.79m)

Bedroom Three 6' 10" x 5' 11" (2.08m x 1.8m)

Outside

The Garden

A lawn garden to the rear enjoys open views to the countryside beyond, enclosed for privacy with a gravel area providing space for outdoor seating. There is a useful timber shed which provides storage for gardening tools and bikes.

Parking

There is parking for two vehicles in the shared courtyard.

Tenure:

Freehold.

Services:

Mains electricity. Oil fired central heating. Shared private water & shared septic tank drainage.

Council Tax:

Westmorland and Furness Council - Band D

Viewing:

Strictly by appointment with Hackney & Leigh Kirkby Office.

Energy Performance Certificate:

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



Bedroom One



Countryside Views



Garden



Garden

Request a Viewing Online or Call 015242 72111

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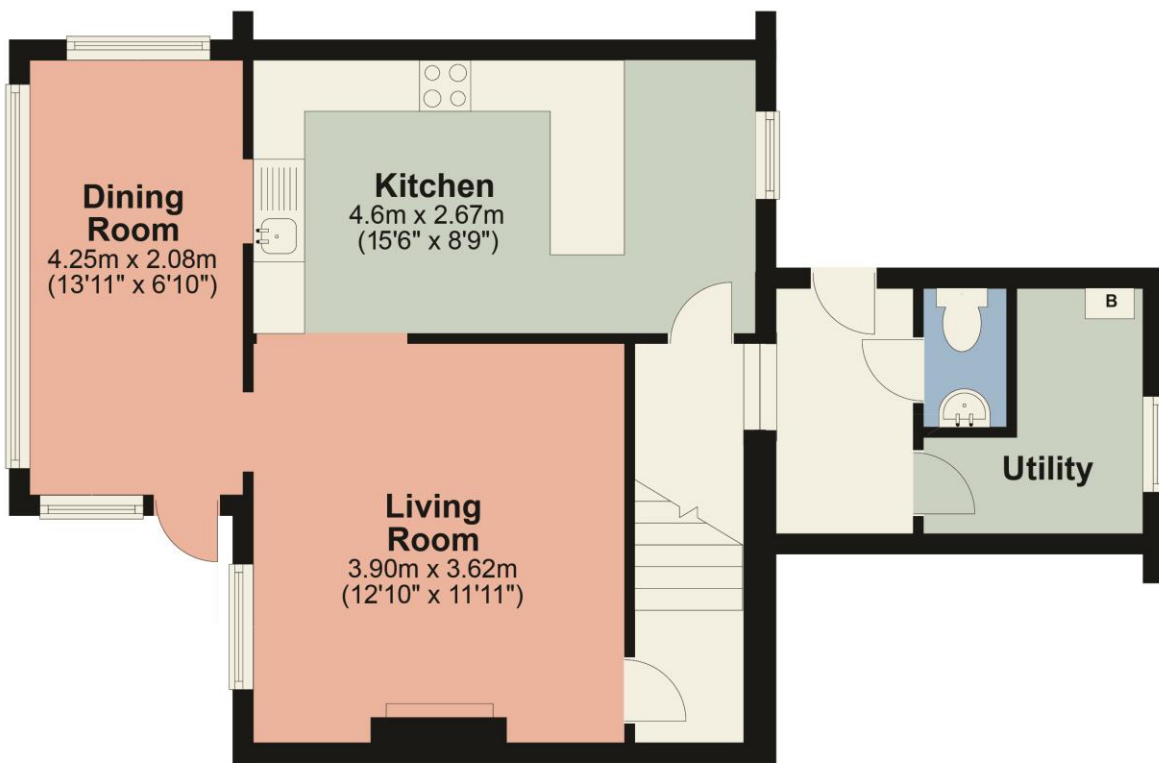


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First Floor



Ground Floor

This plan is for layout guidance only and is not drawn to scale unless stated. Windows and door openings are approximate. Whilst every care is taken in preparation of this plan, please check all dimensions, shapes and compass bearings before making any decision reliant upon them. REF: KL3477

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