



Sedbergh

£265,000

Joiners Cottage , Ingmire Hall, Sedbergh, LA10 5HR

Joiners Cottage presents a marvellous blend of modern day comforts with character features, set within the historic grounds of Ingmire Hall. Offering a truly bespoke lifestyle with shared grounds including a tennis court, communal garden area and woodland to name a few. Making an ideal holiday let, lock up and leave or first home, this is certainly not one to miss!

Well appointed, the home enjoys an open plan kitchen/living/diner to the ground floor and two double bedrooms with four piece bathroom to the first floor. Traditional features have been lovingly maintained over time, from the arch windows to the beams, blending seamlessly with the modern decoration and contemporary design showcased throughout the home.

Quick Overview

Marvellous Grade II Listed Mid Terraced Cottage
 Two Bedrooms & One Bathroom
 Set within the Beautiful Grounds of Ingmire Hall
 Peaceful Position
 Open Plan Living/Kitchen/Dining Room
 Contemporary Design Throughout
 Patio Garden to the Front
 Allocated, Off Road Parking
 Great Investment, Lock up & Leave or Ideal First
 Time Home
 Ultrafast B4RN Broadband



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B4RN
Broadband

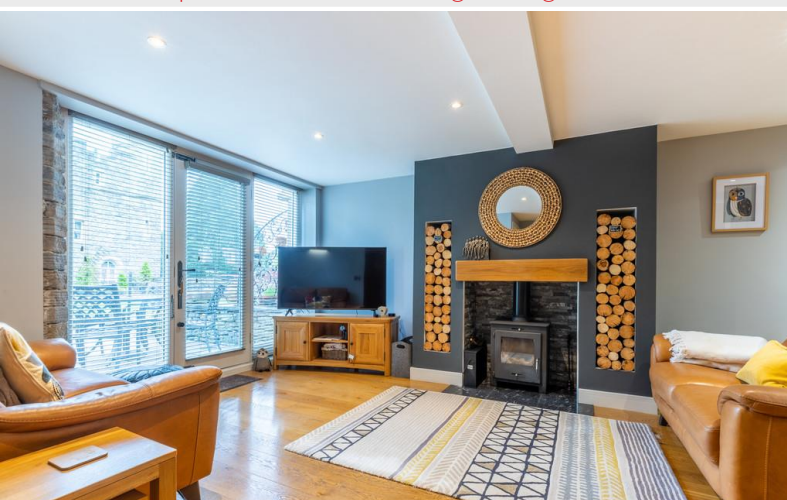


Allocated
Parking

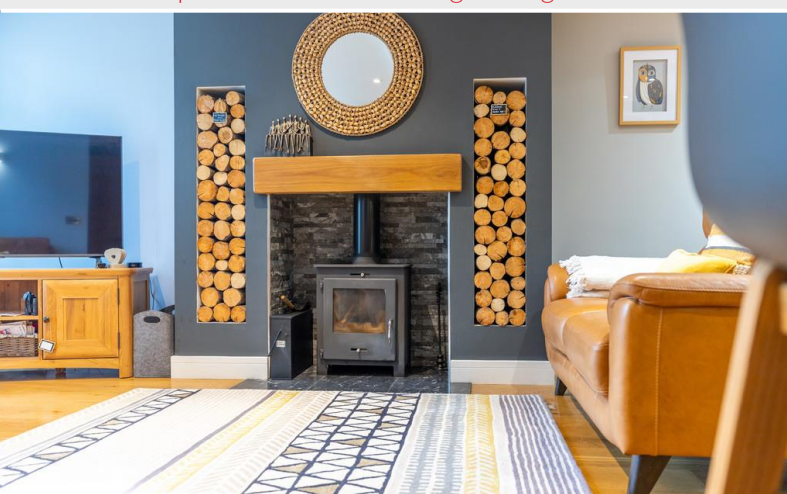
Property Reference: KL3511



Open Plan Kitchen/Living/Dining Room



Open Plan Kitchen/Living/Dining Room



Feature Fireplace



Open Plan Kitchen/Living/Dining Room

Property Overview

Welcome to Joiners Cottage, set within the historic grounds of Ingmire Hall, where a plethora of traditional features blend effortlessly with modern day comforts featured inside the property to create an abode of character and charm.

Step through the door into the entrance hall where there is space for hanging coats and kicking off muddy boots after a day of exploring the surrounding Yorkshire Dales, with a handy storage cupboard housing the Worcester boiler.

Firstly, you are welcomed into the main hub of the home; the beautifully presented open plan kitchen/living/diner; a modern, well appointed space, great for enjoying meals with family and friends or settling down after a day of exploring the surrounding areas. The kitchen enjoys a breakfast bar for dining, and is well fitted with wall and base units, complementary work top and a stainless steel sink with drainer. Integrated appliances include a Logik four ring hob with extractor over, oven and grill, fridge freezer, and a dishwasher. There is also a handy utility space under the stairs, offering space and plumbing for a washing machine and dryer.

The living area provides a wonderful relaxation space, with feature multi-fuel stove and hearth with recessed alcoves, ideal for storing wood and creating a bespoke feel to the room. Patio doors flood the space with light, opening onto the private front garden, with space for outdoor seating and an array of shrubs and flowers.

Follow the stairs to the first floor landing where you will find the sleeping accommodation and four piece bathroom, along with two great additional storage cupboards. Bedroom one boasts a beautiful arch window to the front aspect, along with exposed trusses and a handy built in wardrobe. Bedroom two is also a double, again enjoying views to the front over the communal gardens with a generous size wardrobe, ideal for storage.

Finally, the attractive bathroom with modern design offers a four piece suite; comprising a bath, corner shower with waterfall shower head and hand held attachment, vanity sink unit and W.C. Completed with part tiled walls and floor, a heated ladder towel radiator, mood lighting and LED mirror.

Location

Welcome to Sedbergh, a delightful town located in the heart of the Yorkshire Dales National Park, offering endless opportunities for outdoor pursuits and exploring the stunning countryside. The nearby rivers and valleys also provide a peaceful setting for leisurely walks and picnics.



Open Plan Kitchen/Living/Dining Room



Open Plan Kitchen/Living/Dining Room



First Floor Landing



Bedroom One



Bedroom Two



Bathroom

The town boasts a variety of independent shops, cafes, and restaurants, ensuring convenience and a vibrant community. Sedbergh also has a primary school, a library, and a community centre, providing a strong sense of community and a range of activities for residents of all ages.

The town itself is steeped in history, with historic buildings and landmarks to discover, including St. Andrew's Church and Sedbergh School, one of the oldest schools in the country. Nearby towns such as Kendal and Kirkby Lonsdale offer additional amenities and cultural attractions.

With its natural beauty, friendly community, and convenient location within the Yorkshire Dales, this is a town that truly captures the essence of countryside living, ideal for a range of buyers from growing families to retirees alike.

What3Words ///envy.redeemed.hotspot

Accommodation (with approximate dimensions)

Ground Floor

Open Plan Kitchen/Living/Dining Room 19' 5" x 15' 3"
(5.92m x 4.65m)

First Floor

Bedroom One 12' 6" x 10' 3" (3.81m x 3.12m)

Bedroom Two 10' 3" x 8' 4" (3.12m x 2.54m)

Gardens & Grounds

Ingmire Hall comprises thirteen highly unique homes, set in a private estate with beautifully landscaped grounds and communal areas, from extensive lawns and woodlands to a tennis court, and feature pond.

Joiners Cottage itself enjoys a private patio area to the front with space for outdoor seating, with an array of shrubs and flowers.

Services

Mains water and electricity. Gas central heating. Shared septic tank drainage.

Council Tax

Westmorland and Furness Council.

Tenure

Freehold. Vacant possession upon completion. Service charge cost of £954.00 payable per annum which contributes to costs for septic tank maintenance, window cleaning and up keep of garden and grounds.

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 Hacknev & Leigh Kirkbv Office.



Bedroom One



Bathroom



Ingmire Hall



Aerial Shot

Request a Viewing Online or Call 015242 72111

Meet the Team

Richard Harkness M.R.I.C.S

Sales Manager

Tel: 015242 72111
Mobile: 07971 911357
richardharkness@hackney-leigh.co.uk



Claire Scaife

Sales Team

Tel: 015242 72111
kirkbysales@hackney-leigh.co.uk



Matilda Stuttard

Sales Team

Tel: 015242 72111
kirkbysales@hackney-leigh.co.uk



Michael Neal

Viewing Team

Tel: 015242 72111
kirkbysales@hackney-leigh.co.uk



Naomi Price

Viewing Team

Tel: 015242 72111
kirkbysales@hackney-leigh.co.uk



Viewings available 7 days a week including evenings with our dedicated viewing team
Call **015242 72111** or request online.

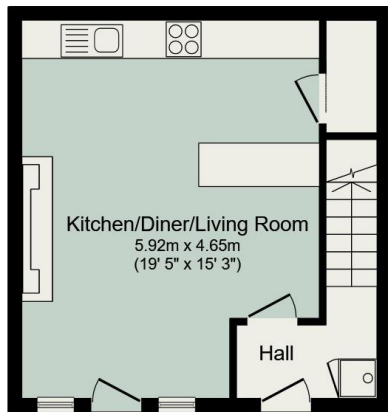


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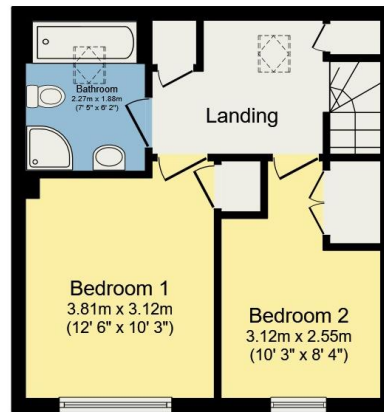


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Ground Floor



First Floor

Total floor area 65.8 m² (708 sq.ft.) approx

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.



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