



Corner Cottage Davis Yard, Sedbergh  
£235,000





## Corner Cottage Davis Yard

### Sedbergh

A well proportioned semi-detached cottage with the potential to provide an income either by holiday letting or long term let. Conveniently situated in the centre of Sedbergh town convenient for the local amenities and within easy reach of Junction 37 of the M6, the market town of Kendal and Kirkby Lonsdale.

Nestled in the heart of the picturesque market town of Sedbergh, this 2 bedroom semi-detached cottage offers the perfect blend of character and modern convenience. Upon entering, you are greeted by a light and airy modern kitchen which has ample space for a dining room table. From here you can find the sitting room to the right which provides a welcoming space for relaxation. The property boasts double glazing and gas central heating, ensuring comfort throughout the seasons. Upstairs, two bedrooms await, offering peaceful retreats at the end of the day. The contemporary bathroom compliments the two bedrooms, while the Yorkshire Dales National Park just a stone's throw away offers endless opportunities for outdoor exploration and recreation. A true haven for those seeking a tranquil yet vibrant lifestyle.

Step outside to discover a charming patio to the front. This inviting outdoor space offers plenty of room for patio furniture and potted plants, perfect for enjoying your morning coffee or hosting al fresco gatherings. Whether you're looking to relax in the sun-dappled patio to the front or venture out to explore the nearby amenities, this property's outdoor space complements the indoor living experience, providing a seamless transition between the comfort of home and the outdoors. Don't miss this opportunity to call this delightful semi-detached cottage your home, where the serene ambience of the countryside meets the convenience of urban living.

- Semi-detached cottage
- Located in the delightful market town of Sedbergh
- Light and airy sitting room
- Double glazing and gas central heating
- Modern kitchen diner
- Easy access to local amenities
- One double bedroom and one single bedroom
- Patio to the front with space for patio furniture
- Modern bathroom
- Yorkshire Dales National park on your doorstep

#### **EPC RATING D**

#### **SERVICES**

Mains electric, mains gas, mains water, mains drainage

#### **COUNCIL TAX BAND, CURRENTLY D**

#### **TENURE:FREEHOLD**

#### **DIRECTIONS**

From Kendal take the A684 to Sedbergh and on entering the market town pass the Dalesman and continue to keep left in to Main Street. Follow the road to find the alley way sign posted Davis Yard on the right and follow it down to find Corner Cottage on the left.

**WHAT3WORDS:**loops.severe.hushed







## GROUND FLOOR

### KITCHEN

10' 11" x 10' 7" (3.33m x 3.23m)

### SITTING ROOM

11' 2" x 10' 10" (3.41m x 3.31m)

## FIRST FLOOR

### LANDING

11' 8" x 3' 0" (3.55m x 0.91m)

### BEDROOM

14' 4" x 11' 10" (4.37m x 3.61m)

### BEDROOM

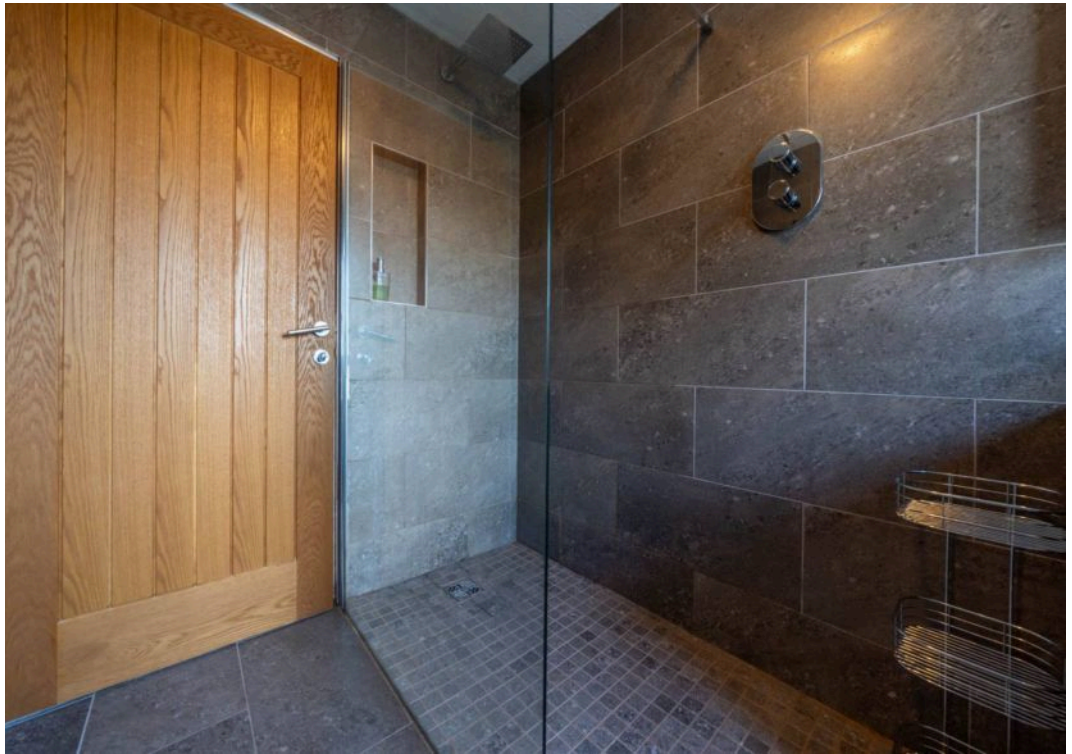
7' 10" x 5' 6" (2.40m x 1.68m)

### BATHROOM

7' 10" x 5' 4" (2.40m x 1.63m)







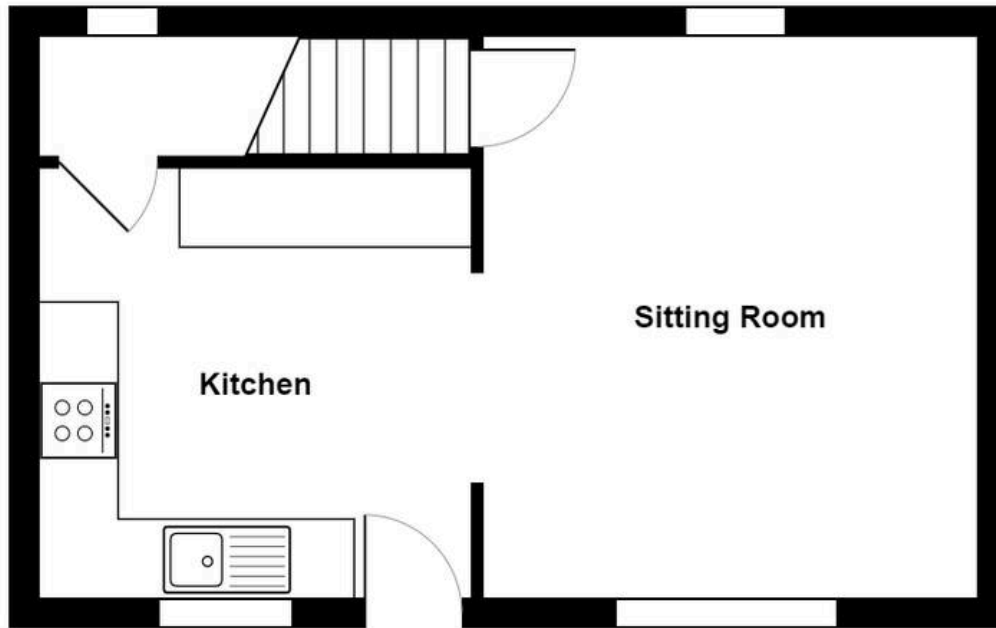












**Ground Floor**



**First Floor**

Corner Cottage, Davis Yard, Sedbergh

Total Area: 67.0 m<sup>2</sup> ... 721 ft<sup>2</sup>

For illustrative purposes only - not to scale. The position and size of features are approximate only.

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