



4 Derry Cottages, Millthrop, Sedbergh, Cumbria, LA10 5SN

£200,000

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Introduction

A character cottage in a fantastic position with countryside on the doorstep. In need of some modernisation, the property has well proportioned accommodation with three bedrooms and two reception rooms. There are views from nearly every room, with the views to the rear particularly special. Unusually for a property of this style, there are garden areas to both the front and rear in addition to a detached garage, outhouse and parking. Ideal for first time buyers or young families, the property has space in which to grow and is available with no onward chain.

Located in the quiet hamlet of Millthorp, the amenities of Sedbergh are closeby. Sedbergh is an ancient market town on the fringes of the Yorkshire Dales National Park. Now known as the Book Town of England, Sedbergh has a tradition for local arts and crafts and has a thriving main street of shops and ancient buildings. The renowned Sedbergh Public School is at the heart of the town and it is approximately 5 miles to junction 37 of the M6.



Accommodation

Approaching over the front garden to the glazed front door and into:

ENTRANCE HALL

Having stairs to the first floor with a cupboard under. Ceiling light and a radiator.

LOUNGE

14' 6" x 10' 6" (4.42m x 3.2m)

Sash window to the front aspect. Tiled fire surround with open fire. Two radiators and a ceiling light.

DINING ROOM

13' 8" x 9' 10" (4.17m x 3m)

Sash window to the rear elevation with lovely view. Open fire to a tiled surround and recessed bookshelves. Radiator, ceiling light and television aerial cabling.

INNER VESTIBULE/PANTRY

Skylight and recessed cupboard. Ceiling light and door leading to the rear

KITCHEN

12' 2" x 6' 1" (3.71m x 1.85m)

Having a window to the side. Fitted with basic units, a sink unit, space for a cooker and a fridge freezer. Wall mounted Worcester boiler, plumbing for a washing machine, two ceiling lights and a radiator.

LANDING

A sash window faces the rear aspect. Over stairs cupboard, a radiator and ceiling light.

BEDROOM

10' 2" x 9' 9" (3.1m x 2.97m)

A sash window faces the front with view onto hills. Telephone point, a radiator and ceiling light

BEDROOM

10' 2" x 9' 9" (3.1m x 2.97m)

A sash window faces the front elevation with lovely outlook. Original style fire surround, a ceiling light and a radiator.

BEDROOM

10' 3" x 8' 3" (3.12m x 2.51m)

Sash window facing the rear aspect. Built in cupboard, a radiator and ceiling light.

WET ROOM

7' 2" x 5' 5" (2.18m x 1.65m)

Window to the rear. WC, pedestal wash hand basin and shower area. Radiator and a ceiling light.

EXTERNAL

Traditional cottage style front garden with path to front door. Access to side. Rear garden with patio area, boundary walling, outhouse and WC. Adjacent to rear garden a detached garage with parking to the front.

Directions

Approaching Sedbergh from the M6, proceed into the town and turn right following signs to Dent. Continue past The Bath House and Sedbergh School complex and at the T junction turn right towards Millthorp. Just after the narrow bridge, turn left towards Millthorp. Follow the hamlet through staying left. Derry cottages is a row to the left hand side prior to the countryside with number 4 being the last one.



General Information

Mains Services: Water, Gas and Electric.

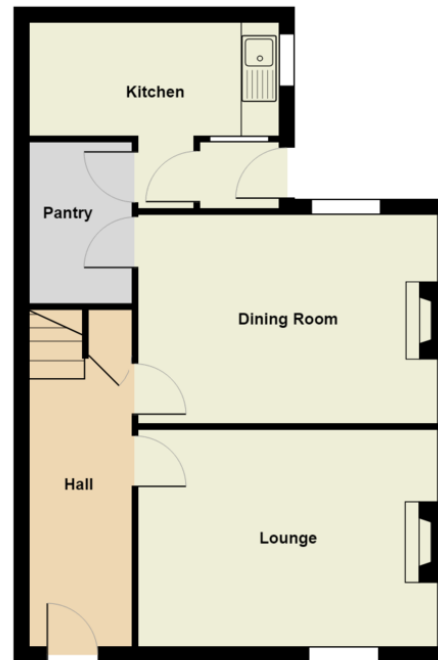
Tenure: Freehold

Council Tax Band: C

EPC Grading: E

Milne Moser Solicitors are the Executors dealing with the sale of the property

Buyers Notes



Ground Floor



First Floor

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