

2 SETTLEBECK COTTAGES

£245,000

Sedbergh, The Yorkshire Dales, LA10 2JJ

A delightful and quaint Grade II Listed mid terrace period cottage on the edge of this ever popular Dales town.

Characterful and attractively presented accommodation set over three floors with two double bedrooms, two modern bath/shower rooms, sitting room and breakfast kitchen. Off road parking for one car to the front.

Perfect as a holiday, first time or downshifting home, this is one not to miss.





Welcome to **2 SETTLEBECK COTTAGES** £245,000

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Here's our **TOP TEN REASONS TO LOVE No. 2:**

- 1. It's all ready to go**, you can even buy the furniture, perfect if you are looking for a second home and want to start enjoying from **DAY ONE** and not rush round trying to kit it all out!
- 2. Quaint and characterful** - being Grade II Listed and dating back to the late 18th/early 19th Century, No. 2, along with Nos. 1 and 3, were converted from a former workhouse. Original features remain with flag floors, original wide, pine floor boards to the first and second floor, beamed ceilings, inset cupboard and shelving to sitting room, window seats and boarded doors with Suffolk latches.
- 3. Well-proportioned accommodation**, set over three floors, with an approximate gross internal measurement of 1001 sq ft (93 sq m). A small vestibule leads into a cosy sitting room with contemporary gas fire and window seat. The kitchen is fitted with base and wall units incorporating a breakfast bar and there is also a useful understairs cupboard.
- 4. and so to bed** - set over two floors there are two good-sized double bedrooms, one being open to the apex and both with built-in wardrobes.
- 5. Modern bath and shower rooms** - to the first floor there is a three piece bathroom with built-in cupboard and a shower room on the second floor.
- 6. A return on your investment** - currently a successful holiday let and with staycationing here to stay, you could let it out to help pay the bills when you don't need it.
- 7. Great to lock up and leave** - there's no garden but space for a few pots at the front, as well as off road parking for one - low upkeep leaves more time to get out and enjoy the things you like to do. If you enjoy the sound of trickling water, Settle Beck runs to the rear of the property.
- 8. Life in historic market town of Sedbergh** - a Conservation Area, the town is very active with dozens of groups and societies as well as being a 'Book Town'. There is a good range of local facilities all within walking distance, with pubs, restaurants, shops, a large Spar, a weekly market, Tourist Information and two tennis courts. Residents, through locally based clubs, are also able to use some of the facilities provided by the prestigious independent Sedbergh School.
- 9. Great access to the magnificent outdoors** - on the north bank of the River Rawthey at the foot of The Howgills, Sedbergh is located in the western Dales of the Yorkshire Dales National Park and close to the eastern fells of the Lake District. Along with the Lune Valley, there is much to offer, especially for those keen on outdoor recreational pursuits with walking, cycling, camping, horse riding, potholing and sailing.
- 10. Getting out and about** - for travel further afield, the town is situated off the A684 with a access to the M6 at J37 (5.1 miles). Oxenholme has a station on the main west coast line with direct trains into London Euston (approx. 2 hours 35 minutes) with Leeds Bradford and Manchester Airport are 66.1 miles and 88.1 miles distant respectively.



You'll need to know...

- Mains electricity, gas, water and drainage
- Gas fired central heating with feature gas fire in the sitting room
- Single glazed windows, a combination of wood sash and casement with most requiring upgrading
- No. 2 is currently not banded for Council Tax purposes. Please contact South Lakeland District Council for further information on 01539 733333 www.southlakeland.gov.uk
- Planning Authority: Yorkshires Dales National Park Authority, 01969 652300 www.yorkshiredales.org.uk
- Included in the sale: carpets, curtains, curtain poles, light fittings and dishwasher. Further items are available to purchase separately, as are the fridge/freezer and washer/dryer.
- The property is Grade II Listed
- **To find the property** - from J37 of the M6 motorway take the A684 into Sedbergh and follow signs for Town Centre. Follow the road round to the right onto Finkle Street and at the mini roundabout, turn left onto Back Lane. Continue and take the next turning right (after passing Settlebeck High School on the right), signposted Hawes/Garsdale. No. 2 is the second cottage on the left.

/// *what3words reference: fellow.scratches.winters*

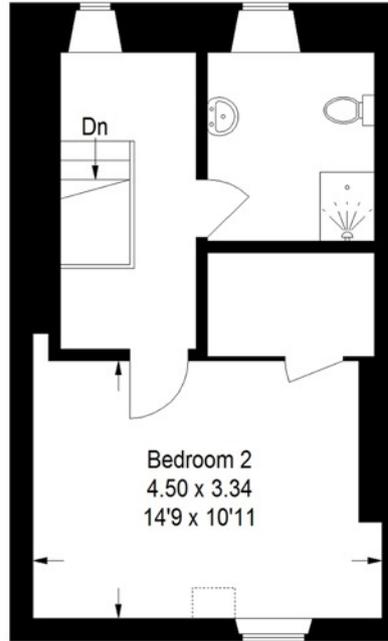
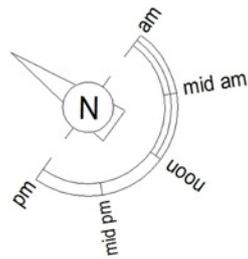
Money Laundering

Prospective buyers should be aware that in the event that they make an offer for the property, they will be required to provide the agent with documents in relation to the Money Laundering Regulations; one being photographic ID, i.e. driving licence or passport and the other being a utility bill showing their address. These can be provided in the following ways: by calling into the agent's office with copies or by way of a certified copy provided via their solicitor. In addition prospective buyers will be required to provide information regarding the source of funding as part of the agent's offer procedure.



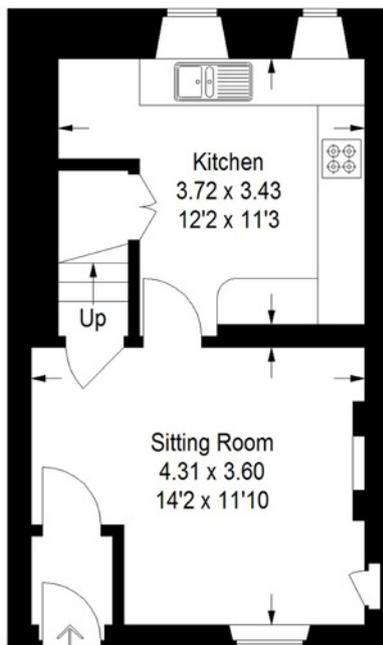
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Approximate Gross Internal Area = 93.0 sq m / 1001 sq ft

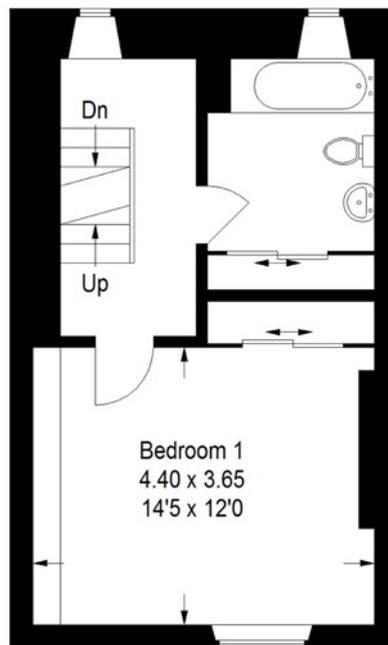


Second Floor

= Reduced headroom below 1.5 m / 5'0



Ground Floor



First Floor

Illustration for identification purposes only, measurements are approximate, not to scale. (ID855202)

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