



£450,000

5 Highfield Road, Sedbergh, LA10 5DH

Nestled in the heart of the beautiful market town of Sedbergh, just a short stroll from its charming centre, 5 Highfield Road is a delightful stone-built, semi-detached period home arranged over three spacious floors. Combining character, generous family accommodation and stunning views towards Winder Fell, this attractive property enjoys a peaceful setting while remaining close to the town's excellent amenities and the surrounding countryside.

Quick Overview

- Semi-detached family home
- 4 Double Bedrooms
- Open plan kitchen / Dining area
- Excellent rear garden views
- Double cellar
- Double garage
- Off road parking
- Extra garden space off property
- Spectacular sized rooms



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Property Reference: KL3744



Open plan kitchen/living room



Open plan kitchen/living room



Living Area



Utility Room

Approaching the property through a garden gate, a charming front garden provides an attractive welcome and offers the potential to create a lovely seating area where you can relax and enjoy the peaceful surroundings.

Entering through the side entrance, you are welcomed into a spacious and light-filled kitchen and dining room. Designed with family life and entertaining in mind, this impressive space comfortably accommodates a large dining table and benefits from an abundance of natural light. Windows frame views over the rear garden towards Winder Fell, creating a wonderful backdrop while cooking or dining.

Leading directly from the kitchen is a practical utility room, fitted with a sink, gas boiler, plumbing for a washing machine and additional storage. A door provides convenient access to the rear garden, making it an ideal everyday entrance after enjoying the many walks that surround Sedbergh.

Returning to the entrance hall, there is a useful cloakroom providing excellent storage for coats, boots and outdoor clothing, together with a convenient ground floor WC and wash basin.

The elegant living room is full of period charm, featuring a beautiful bay window to the front elevation that fills the room with natural light. Decorative coved ceilings and an attractive tiled fireplace create a warm and inviting atmosphere, making this the perfect space to relax throughout the year.

From the hallway, stairs lead down to a surprisingly spacious cellar with traditional flagged stone flooring. Divided into two generous rooms and complete with a sink, this versatile space offers endless possibilities, whether used as a games room, home gym, workshop, hobby room, wine store or a sophisticated entertainment area.

The first floor offers two generous double bedrooms. The principal bedroom enjoys a front-facing position and features decorative coved ceilings, creating a bright and comfortable retreat. The second double bedroom benefits from recessed shelving, a television aerial point, a useful wash basin and dual-aspect windows that allow natural light to flood the room. Two additional storage cupboards on the landing provide valuable space for household essentials.

The family bathroom is fitted with a panelled bath with electric shower over, WC, wash basin and part-tiled walls, offering a practical and well-proportioned family bathroom.

The second floor continues to impress with three further bedrooms. Two are spacious doubles, one enjoying breathtaking elevated views towards the surrounding fells, while the other features a Velux window, creating a bright and airy atmosphere. The fifth bedroom is a comfortable



Bedroom One



Bathroom



Bedroom Two



Bedroom Three



Bedroom Four



Bedroom Five

single room, perfectly suited as a child's bedroom, guest room or home office.

Outside, the rear of the property enjoys magnificent open views across the surrounding fells, creating a peaceful and picturesque setting. A substantial double garage and off-road parking provide excellent practicality, while the enclosed garden offers plenty of space for relaxing, gardening or entertaining. In addition, a further garden area situated opposite the front of the property provides an attractive haven filled with mature planting and wildlife, offering another delightful outdoor space to enjoy.

Full of character and original features, yet offering generous and flexible accommodation over three floors, 5 Highfield Road presents a wonderful opportunity to acquire a substantial family home in one of the Yorkshire Dales' most desirable locations. With stunning countryside views, versatile living space and easy access to Sedbergh's renowned schools, independent shops, cafés and countless walking routes, this is a home that perfectly combines traditional charm with modern family living.

Adjacent to the property, across the road, is an additional, beautifully private garden area, thoughtfully filled with an abundance of established plants and greenery. A real haven for garden enthusiasts, this secluded space offers plenty of charm and tranquillity, providing the perfect setting to enjoy nature, potter among the plants or simply relax and unwind.

Entry 5' 9" x 4' 7" (1.77m x 1.42m)

Hallway 5' 10" x 11' 8" (1.79m x 3.57m)

Living Area 18' 5" x 14' 8" (5.63m x 4.49m)

Kitchen & Living Area 15' 10" x 18' 0" (4.83m x 5.51m)

Utility Room 5' 10" x 5' 10" (1.79m x 1.78m)

First Floor

Landing 9' 1" x 2' 7" (2.78m x 0.81m)

Bedroom One 13' 6" x 15' 2" (4.12m x 4.64m)

Bedroom Two 15' 10" x 15' 11" (4.85m x 4.87m)

Bathroom 12' 9" x 4' 2" (3.89m x 1.28m)

Second Floor

Landing 9' 0" x 2' 11" (2.76m x 0.90m)

Third Bedroom 13' 6" x 15' 1" (4.12m x 4.60m)

Fourth Bedroom 15' 11" x 9' 6" (4.86m x 2.92m)

Fifth Bedroom 12' 7" x 7' 4" (3.85m x 2.24m)

Property Information

Tenure Freehold

Services Mains gas, water, drainage and electricity.

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 Hackney & Leigh.



Rear Garden



Open plan kitchen/living room



Living Area



What3Words [///firewall.union.obstruct](https://www.what3words.com/#!/firewall.union.obstruct)

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A thought from the owners...

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