



Sedbergh

£365,000

Fell View, Guldrey Lane, Sedbergh, LA10 5DS

Set within the popular market town of Sedbergh and enjoying an attractive outlook towards the surrounding fells, Fell View is a generously proportioned two/three-bedroom home offering excellent flexibility, useful outside space, a good-sized garage and parking.

Quick Overview

- Flexible three-bedroom accommodation
- Generous living and dining spaces
- Spacious fitted kitchen
- Principal bedroom with excellent storage
- Gardens to front and rear
- Excellent scope to modernise
- Good-sized garage & private parking
- Beautiful views towards the Howgill
- Quiet residential setting



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TBC



Ultrafast
Broadband
Available



Garage
Off road
Parking

Property Reference: KL3755



Bedroom Three



View from Bedroom three



Living Room



Kitchen

Presented with a flowing layout, the property offers versatility which could readily adapt to different requirements. The elevated position and front-facing rooms make the most of the wonderful outlook towards Sedbergh and the surrounding countryside, while the accommodation provides plenty of scope for modernisation and personalisation.

At the front of the property, there is a third bedroom which features a large front-facing window overlooking Sedbergh. It would make an ideal home office, snug or occasional bedroom.

The generous living room provides a comfortable family space, with a front-facing window bringing in plenty of natural light and an electric fireplace creating a focal point to the room. Oak skirting boards and carpeting add a warm and homely feel.

To the rear, the kitchen provides a practical and generously sized room, fitted with a range of wall and base units, integrated ovens, gas hob and extractor. Side and rear-facing windows provide plenty of natural light, while the adjoining pantry has particularly useful additional storage together with plumbing for a washing machine. The separate dining room provides excellent space for family meals and entertaining, with a rear-facing window and useful under-stairs storage.

The family bathroom completes the ground floor accommodation and comprises of a three-piece suite including WC, wash hand basin and bath with corner shower and handheld attachment, together with a side-facing window and part-tiled walls.

Upstairs, the landing provides access to the two principal bedrooms, useful storage alcoves and the loft. The second bedroom is a well-proportioned double room with useful built-in storage areas and a raised front-facing window, allowing the room to enjoy the views towards the surrounding fells while retaining a good degree of privacy.

The principal bedroom is particularly generous, with a front-facing window and excellent storage. Two doors to the rear of the room provide access to a useful walk-in wardrobe/storage area and a separate WC with wash hand basin and skylight.

Outside, the property benefits from gardens to both the front and rear. From the kitchen, a further door leads into a pleasant sun room, creating a useful additional space and providing direct access to the garden.



Dining Room



View From Dining Room



Bathroom



Bedroom Two



Bedroom Two



Bedroom One

The rear garden is arranged over a combination of patio and lawned areas, with a generous patio extending across the rear of the house and further seating areas to the side. There is also a greenhouse and convenient access to the rear of the garage.

To the front, a paved parking area provides space for two cars and leads to the large garage, offering valuable additional storage and a great space for a workshop. A mature planted area with established trees sits between the parking and the house, while steps lead through attractive flower beds towards the front entrance, creating a particularly welcoming approach.

Fell View is well placed for enjoying everything Sedbergh has to offer. The town is renowned for its picturesque setting beneath the Howgill Fells and its strong community atmosphere, with the town centre providing a good range of independent shops, cafés, pubs and everyday amenities. Sedbergh is also England's official Book Town, giving the town a distinctive character and attracting visitors from across the country.

For those who enjoy the outdoors, the surrounding countryside is a particular highlight, with an abundance of walking and cycling routes across the Howgill Fells and easy access to the wider Yorkshire Dales and South Lakes. Despite its peaceful setting, Sedbergh is also conveniently positioned for wider travel, with Junction 37 of the M6 approximately five miles away and Oxenholme railway station providing access to the West Coast Main Line.

Living Room 8' 4" x 11' 4" (2.55m x 3.46m)

Kitchen 12' 3" x 10' 4" (3.75m x 3.15m)

Dining Room 10' 7" x 10' 9" (3.23m x 3.28m)

Bathroom

Bedroom One 12' 2" x 11' 3" (3.73m x 3.45m)

Bedroom Two 9' 6" x 7' 8" (2.92m x 2.34m)

Bedroom Three 8' 4" x 11' 4" (2.55m x 3.46m)

Parking The property has a private driveway and garage.

Tenure: Freehold

Services: Mains water, mains drainage, mains electricity

Council Tax: South Lakeland District Council. Band D

Energy Performance Certificate:

Viewings: Strictly by appointment with Hackney & Leigh.



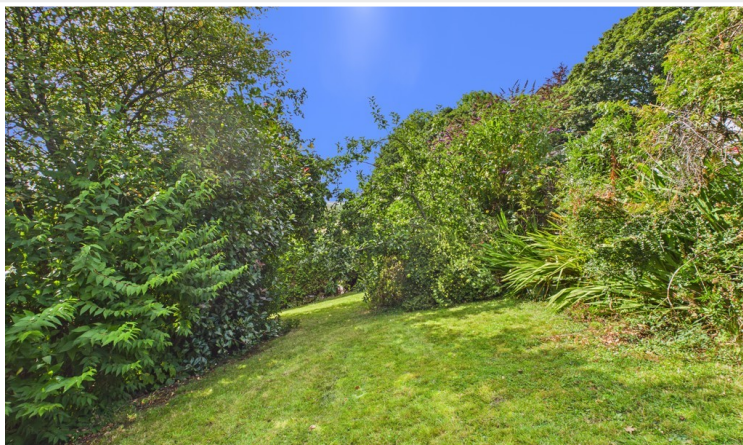
Bedroom One



Sunroom



Garden Patio Area



Front Garden



View from Front Door

What3Words ///tensions.joked.sleeper

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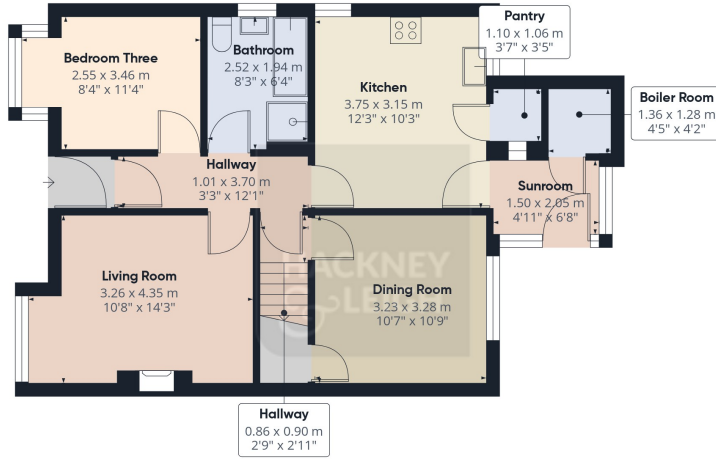


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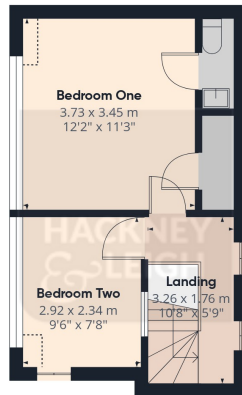


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Floor 0



Floor 1



Approximate total area⁽¹⁾

88.2 m²
949 ft²

Reduced headroom

0.5 m²
5 ft²

(1) Excluding balconies and terraces

Reduced headroom

..... Below 1.5 m/5 ft

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

GIRAFFE360

A thought from the owners...

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