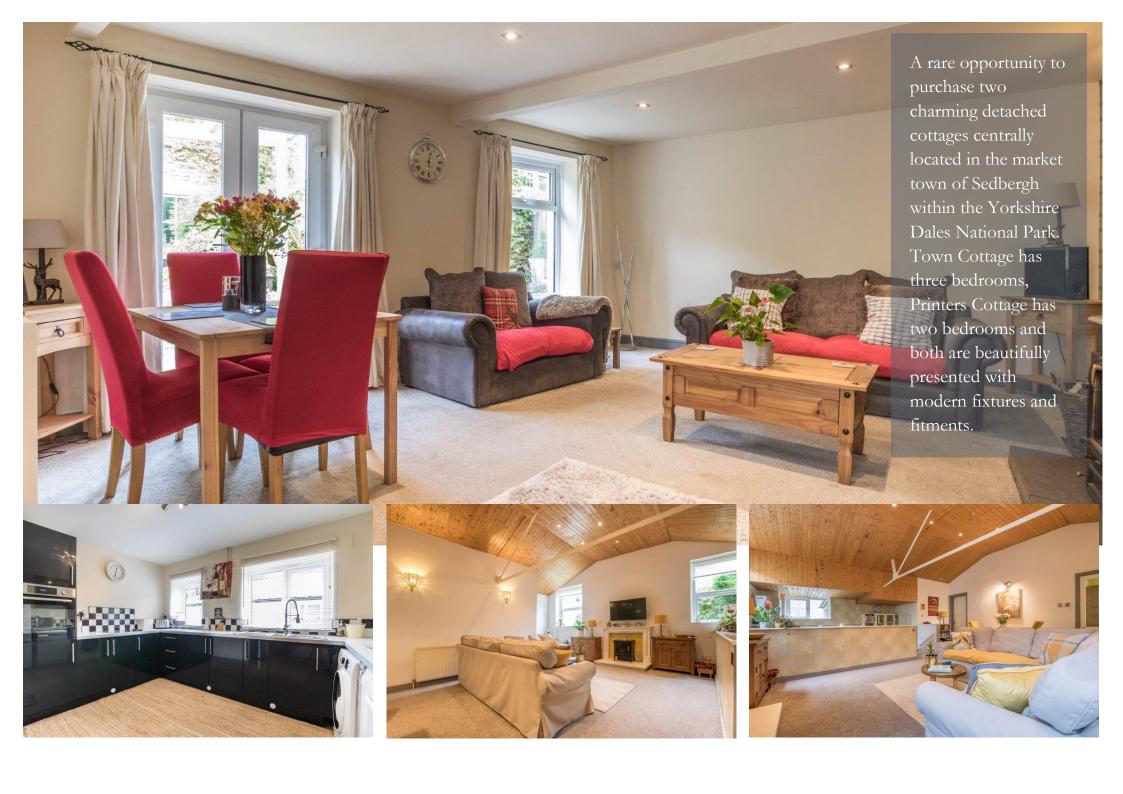


Town Cottage and Printers Cottage Queens Yard, Off Main Street, Sedbergh Asking Price £550,000

Your Local Estate Agents Thomson Hayton Winkley









### TOWN COTTAGE AND PRINTERS COTTAGE

Two beautifully presented detached cottages occupying a central, yet very private location within Sedbergh. The market town offers a library, veterinary practice, town gym, medical centre, dentist and two petrol stations together with a good range of shops, cafes, restaurants and public houses and there is a good choice of walks locally. There are regular bus services to both Kendal and Kirkby Lonsdale and Sedbergh is just a short drive from Junction 37 of the M6.

## **TOWN COTTAGE**

A detached bungalow offering spacious accommodation having an entrance hall with ample storage, sitting/dining room, kitchen, three double bedrooms, with one having a walk in wardrobe, and a bathroom.

## PRINTERS COTTAGE

A versatile split level property, again with spacious accommodation, having an entrance hall with ample storage, sitting/dining room, kitchen, utility room, two double bedrooms, with one having a dressing room, and a shower room.

The enclosed private patio gardens can be shared or separated and have lovely views of the fells.

### **TOWN COTTAGE**

### **ENTRANCE HALL**

15' 6" max x 7' 3" max (4.73m x 2.22m)

Double glazed door, radiator, built in cupboards housing gas combination boiler, fitted coat hooks, space for tumble dryer.

### SITTING/DINING ROOM

16' 10" max x 15' 10" max (5.14m x 4.85m)

Double glazed French doors to garden, double glazed window, radiator, freestanding woodburning stove, recessed spotlights, wall lights.

### **KITCHEN**

12' 2" x 8' 2" (3.72m x 2.51m)

Two double glazed windows, good range of base and wall units, stainless steel sink, built in oven, electric hob with tiled splashback, space for fridge freezer, plumbing for washing machine and dishwasher, tiled splashback.

### **INNER HALL**

10' 7" max x 7' 10" max (3.25m x 2.40m) Recessed spotlight.

### **BEDROOM**

16' 10" x 10' 4" (5.14m x 3.15m)

Double glazed Velux window, radiator, recessed spotlights.

### **BEDROOM**

12' 10" max x 9' 10" max (3.93m x 3.00m)

Double glazed Velux window, radiator, walk in wardrobe, recessed spotlights.

### **BEDROOM**

11' 9" x 10' 7" (3.60m x 3.24m)

Double glazed window, radiator, loft access.

## **BATHROOM**

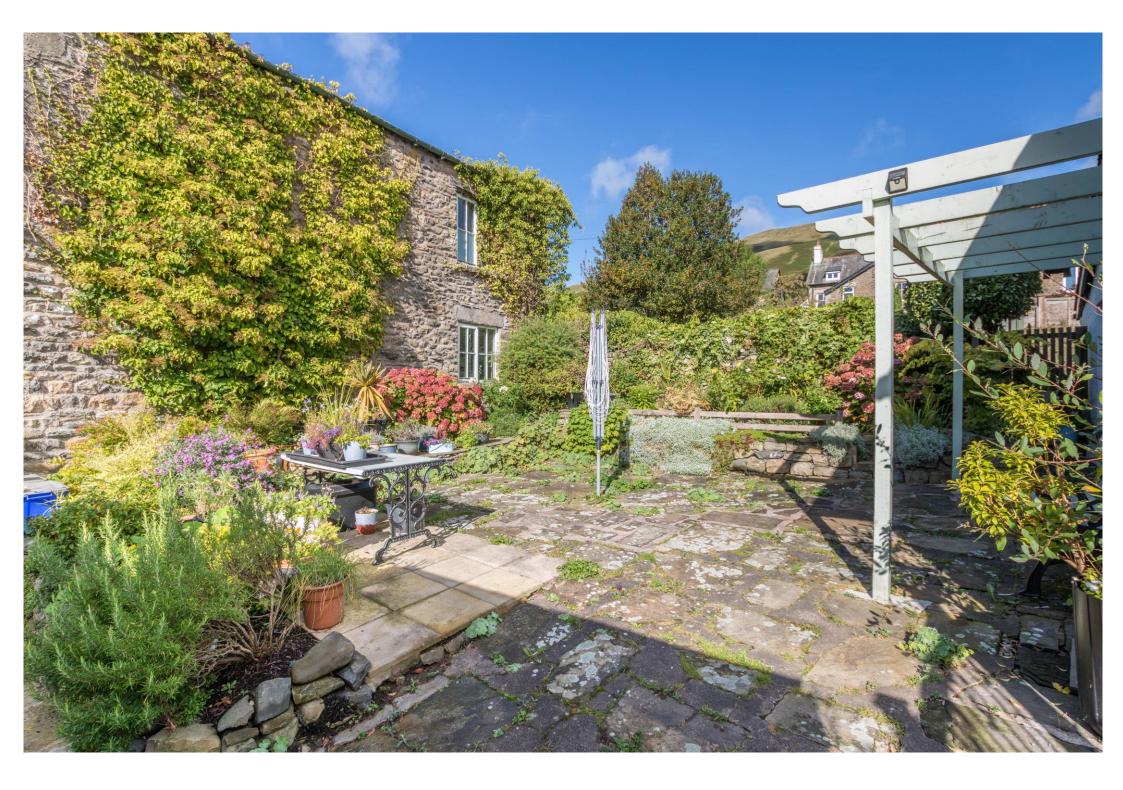
7' 6" x 6' 2" (2.29m x 1.89m)

Double glazed window, heated towel radiator, three piece suite in white comprises W.C., wash hand basin to vanity and bath with mixer shower, extractor fan, recessed spotlights, fitted mirror, tiling to walls and floor.









## PRINTERS COTTAGE

### **ENTRANCE HALL**

12' 3" max x 8' 2" max (3.74m x 2.51m)

Double glazed French doors, radiator.

# SITTING/DINING ROOM

18' 7" max x 16' 4" max (5.68m x 5.00m)

Two double glazed windows, radiator, decorative fireplace suitable for electric fire/stove, recessed spotlights, wall lights.

### **KITCHEN**

13' 4" x 8' 4" (4.08m x 2.55m) Two double glazed windows, good range of base units, fitted wall units, stainless steel sink, built in oven, gas hob with stainless steel splashback and extractor hood over, integrated fridge and dishwasher, built in washing machine, fitted display unit, shelving and wine rack, built in cupboard housing gas combination boiler, recessed spotlights, tiled splashback, wood flooring.

## **UTILITY ROOM**

4' 10" x 4' 9" (1.48m x 1.45m)

Fitted cupboards, space for freezer.

### **BEDROOM**

11' 1" x 10' 9" (3.39m x 3.29m)

Double glazed window, radiator, recessed spotlights.

### **DRESSING ROOM**

9' 4" x 6' 7" (2.86m x 2.02m)

Light and power, loft access.

### **BEDROOM**

18' 7" max x 7' 9" max (5.68m x 2.38m)

Two double glazed windows, radiator, wall lights, exposed floorboards.

### **SHOWER ROOM**

15' 8" x 6' 3" (4.80m x 1.93m)

Two double glazed windows, radiator, W.C., wash hand basin to vanity, fully panelled walk in shower with electric shower fitment, extractor fan, recessed spotlights, partial tiling to walls.

## **STORE**

4' 10" max x 3' 6" max (1.49m x 1.08m)

Lighting, fitted shelving and coat hooks.

### **OUTSIDE**

Accessed via painted double gates, the low maintenance cottage patio gardens include various seating areas and raised beds. In addition there are two timber storage sheds and a water supply.

### **SERVICES**

Mains electricity, mains gas, mains water, mains drainage.

### **COUNCIL TAX BANDING**

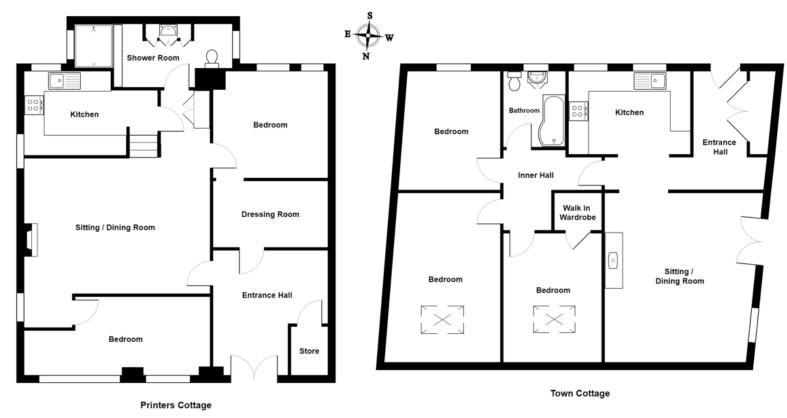
Town Cottage Currently Band C - as per the Valuation Office website.

Printers Cottage Currently Band B - as per the Valuation Office website.









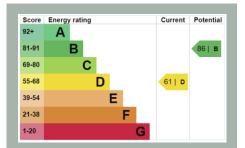
Total Area: 190.6 m<sup>2</sup> ... 2051 ft<sup>2</sup>

#### Important Notice

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

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## **DIRECTIONS**

Enter Sedbergh via the A684 and proceed towards the centre passing The Dalesman and continue to keep left in to Main Street. On foot proceed past The Black Bull and turn left in to Queens Yard, follow the yard around tot he right and then turn left to find the gated entrance to the two cottages clearly marked.

WHAT3WORDS: notion.nibbles.complies

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