



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

Your Local Estate Agents
Thomson Hayton Winkley



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A rare opportunity to purchase two charming detached cottages centrally located in the market town of Sedbergh within the Yorkshire Dales National Park. Town Cottage has three bedrooms, Printers Cottage has two bedrooms and both are beautifully presented with modern fixtures and fittings.







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.





Printers Cottage



Town Cottage

Total Area: 190.6 m² ... 2051 ft²

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

Whilst every care has been taken in the preparation of these particulars, all interested parties should note: (i) the descriptions and photographs are for guidance only and are not a complete representation of the property; (ii) plans are not to scale, are for guidance only and do not form part of a contract; (iii) services and any appliances referred to have not been tested, and cannot be verified as being in working order; (iv) no survey of any part of the property has been carried out by the vendor/lessor or Thomson Hayton Winkley Estate Agents; (v) measurements are approximate and must not be relied upon and have been taken using a laser measuring device. For convenience an approximate imperial equivalent is also given; (vi) any reference to alterations to, or use of, any part of the property does not mean that any necessary planning, building regulations or any other consent has been obtained. A purchaser/lessee must find out by inspection or in other ways that these matters have been properly dealt with and that all information is correct; (vii) nothing in these particulars or any related discussions forms part of any contract unless expressly incorporated within a subsequent agreement; (viii) please contact the Agents before travelling any distance or viewing properties to check availability and confirm any point which may be of particular importance. THW Estate Agents Ltd is a separate legal entity to the solicitors firm of Thomson Hayton Winkley Ltd which has a different ownership (although some of the owners are the same). Clients of THW Estate Agents Ltd do not have the same protection as those of Thomson Hayton Winkley Ltd.

Score	Energy rating	Current	Potential
92+	A		
81-91	B		86 B
69-80	C		
55-68	D	61 D	
39-54	E		
21-38	F		
1-20	G		

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 to the right and then turn left to find the gated entrance to the two cottages clearly marked.

WHAT3WORDS:

notion.nibbles.complies

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