



High Beech

Thorns Lane, Sedbergh,
Cumbria LA10 5LD

Cobble Country
Dales & lakes

Town & Country Property Agents Est. 1992



High Beech, Thorns Lane, Sedbergh, Cumbria LA10 5LD

**** REDUCED ****

High Beech, a desirable detached true bungalow in the well sought after location of Sedbergh on the edge of the beautiful Yorkshire Dales National Park. Sedbergh is a charming, historic market and book town, which boasts various coffee shops and restaurants, pubs, medical facilities and thriving schools. It is the perfect location for various walks and exploring the local countryside.

Internally, the bungalow offers very spacious and versatile accommodation. The front door leads to an internal and handy porch through to the hallway which feeds onto the rest of the accommodation. There is a wc with hand basin, large lounge with patio doors leading into the garden, good sized kitchen with a further door out to the garden, 3 bedrooms and a bathroom with bath and shower over, wc and wash basin. There is plenty of storage throughout the property.

Externally, there is a wraparound well matured garden with a patio area and a large garage with electric and water. There is also a private driveway with parking for 2 cars.

This is a great opportunity to purchase a bungalow.

Viewings highly recommended to appreciate the space and understand the full potential of the bungalow and its garden.

Offers in the region of £400,000



SERVICES

Mains electric, gas, water and drainage.

TENURE

We are advised by the vender that the property is Freehold.

COUNCIL TAX BAND

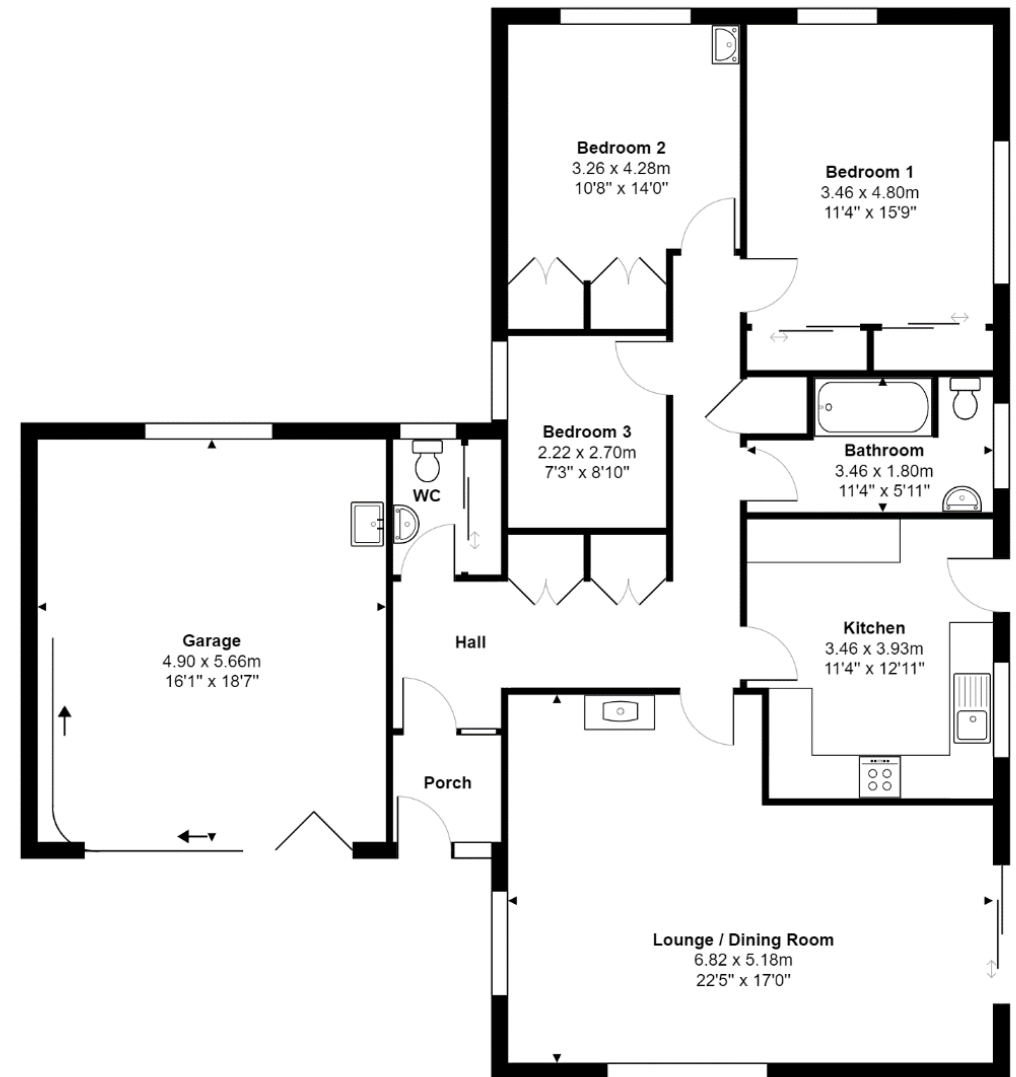
We are advised that the property is currently in Band E.

DIRECTIONS

Take the A683 out of Sedbergh toward Cautley. Approximately 150 yards past the fire station, take a left onto Thorns Lane and High Beech is immediately on right.

Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92+)	A	80
(81-91)	B	
(69-80)	C	
(55-68)	D	
(39-54)	E	
(21-38)	F	
(1-20)	G	
<i>Not energy efficient - higher running costs</i>		
England & Wales		EU Directive 2002/91/EC

WWW.EPC4U.COM



For illustrative purposes only - not to scale. The position and size of features are approximate only.
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VIEWINGS: Viewings are strictly by arrangement with the sole agent:

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