



Ruby's Cottage 4 Settlebeck Cottages
Sedbergh, Cumbria LA10 5JJ

Cobble Country
Dales & lakes

Town & Country Property Agents Est. 1992



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Sedbergh, Cumbria, LA10 5JJ

Ruby's Cottage is a charming double fronted cottage, it is extremely well presented with a good balance between character and modern conveniences. The cottage is located on the eastern edge of the market town of Sedbergh and just a few minute's walk from the town's shops, cafes, pubs and eating establishments.

On the ground floor there is a spacious sitting/dining room, a quality fitted galley kitchen featuring integrated AEG appliances, an under stairs utility cupboard and stairs leading to the first-floor accommodation with access to a small seating area via the door off the half landing. There are two spacious double bedrooms and a quality fitted shower room to the first floor.

Externally there is an off-road parking space to the front and seating areas to both back and front of the property.

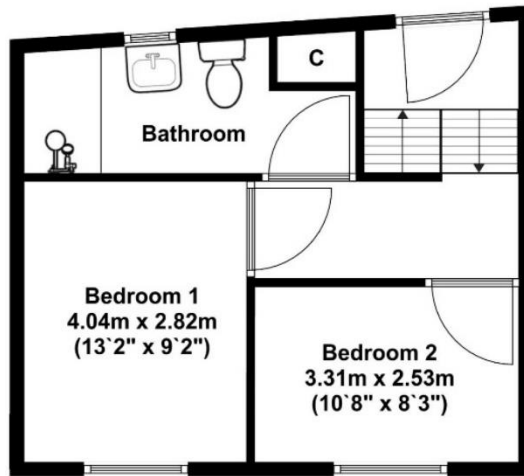
Ruby's Cottage lends itself for a starter and second home or an opportunity to take over a successful and established holiday let.

Viewings highly recommended to appreciate the cottage, it's situation and surroundings.

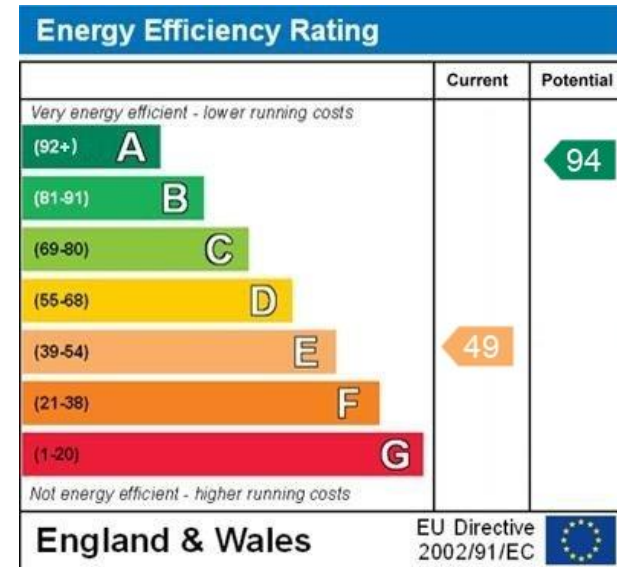
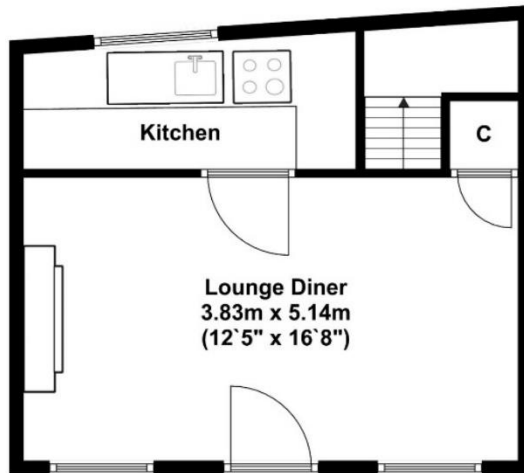
Guide price £255,000



First Floor
Approx. 25.40 Sq meters (83 Sq feet)



Ground Floor
Approx. 25.40 Sq meters (83 Sq feet)



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SERVICES

Mains gas, electric, 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 B.

DIRECTIONS

Ruby's Cottage is situated on the left hand side just passed the junction of the A683/A684 sign posted to Garsdale.

Cobble Country wish to advise prospective purchasers that we have not checked the services or appliances. The sales particulars have been prepared as a guide only; any floor-plan or map is for illustrative purposes only. Cobble Country, for themselves and for the vendors or lessors of this property whose agents they are give notice that: the particulars have been produced in good faith; do not constitute any part of a contract; no person in the employment of Cobble Country has any authority to make or give any representation of warranty in relation to this property.

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VIEWINGS: Viewings are strictly by arrangement with the sole agent:

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