



3 Ingmire Cottages  
Sedbergh LA10 5HW

Cobble Country  
*Dales & lakes*

*Town & Country Property Agents Est. 1992*







# 3 Ingmire Cottages

## Sedbergh LA10 5HW

Renovation project..... the cottage is in need of modernization and therefore offers a great chance to create your own home in your own style.

Ingmire Cottages is a quaint row of cottages situated about a mile out of the historic market town of Sedbergh on the A683 and is ideally located for exploring the local countryside and beyond. Sedbergh is nestled within The Yorkshire Dales National Park and offers coffee shops, restaurants, pubs, medical facilities, library and thriving schools.

On entrance at the rear of the cottage through small porch you are led into the lounge with a wood burning stove, built in cupboards to either side, under stairs cupboard providing storage and dual aspect windows making the room light and airy. To the left of the lounge is the galley kitchen with plenty of wall and base units and window facing to the rear garden. A small hallway to the front leads into the dining room with open fire and a door off to the conservatory at the side. There is also an open porch at the front with door leading into the garden.

To the first floor there are two double bedrooms, one with dual aspect windows and a good-sized bathroom, all three rooms fitted with original cast iron fireplaces.

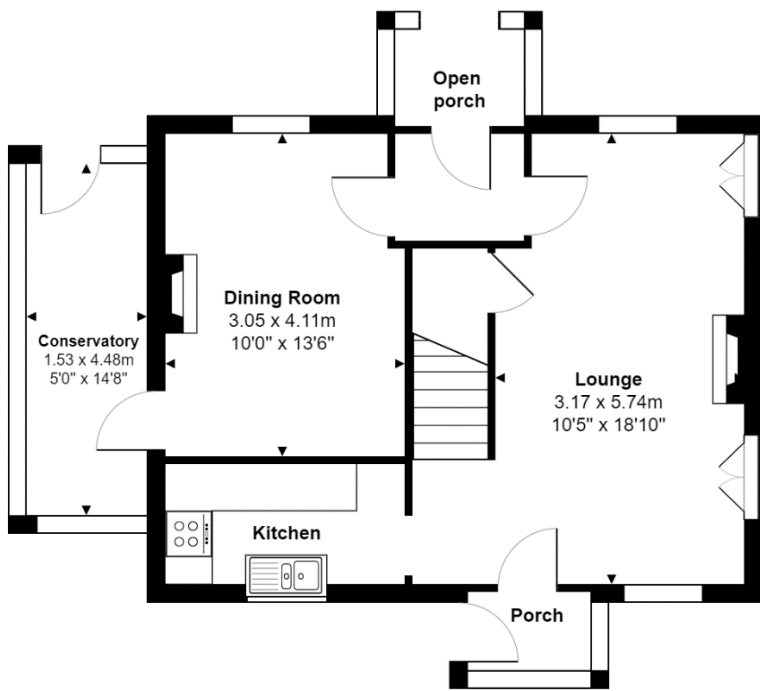
The cottage has UPVC double glazing throughout with electric storage heaters.

Number 3 is furthest away from the road and has the benefit of having a large garden to the front, side and rear with parking for a couple of cars. There are two stone built out buildings providing good storage.

Viewings highly recommended to appreciate the cottage and its garden.

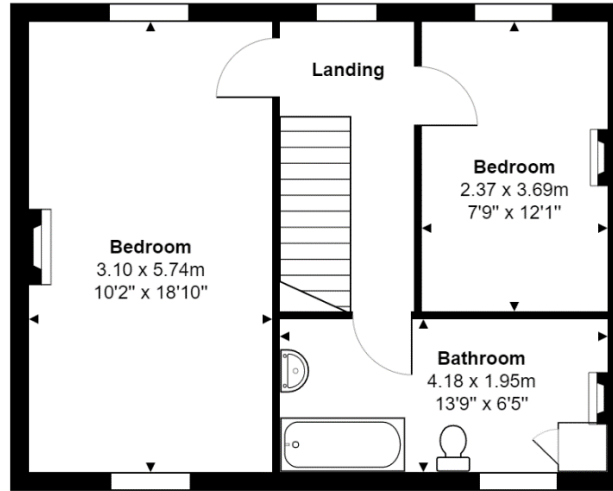
**Guide price £280,000**



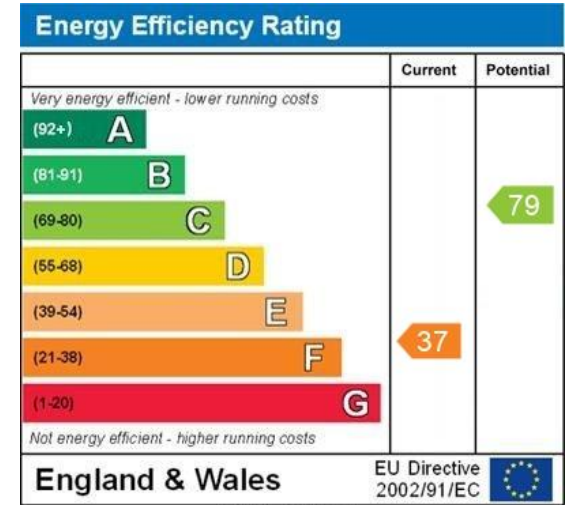


**Ground Floor**

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



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### SERVICES

Mains electric and water. There is a shared septic tank between the 3 properties, newly fitted 2020 therefore meeting the new legislations.

### 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 C.

### DIRECTIONS

Heading out of Sedbergh take the A683 heading towards Kirkby Lonsdale. After around ¾ of a mile, you will approach a long straight, Ingmire Cottages are positioned towards the end of the straight on the left hand side.

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.