



The Oaks High Oaks
Sedbergh, Cumbria, LA10 5ER

Cobble Country
Dales & lakes
Town & Country Property Agents Est. 1992



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RESTORATION PROJECT

A Grade 2* listed detached property situated in the beautiful hamlet of Marthwaite, on the southern outskirts of Sedbergh. Dating back to the early 1700's this property is now a restoration project. The Oaks is diffused with a wealth of period features and would make a charming family home.

Internally the property comprises of a kitchen, dining room with cast iron fireplace and lounge with multifuel stove, family shower room with W.C and access down to the cellar. To the first floor, three good sized double bedrooms all enjoying double aspect windows with the original mullions. The accommodation is completed on the second floor, where there is a bathroom, with roll top bath and large attic room complete with beautiful oak beams and original windows.

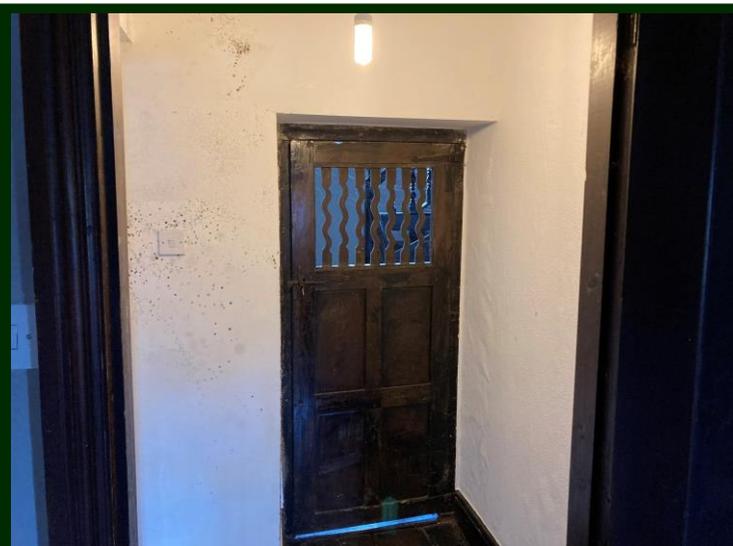
As well as enjoying a substantial home, the property acquires a large Cottage Garden with two stone outbuilding, fruit tree's and planting beds. There is also a good-sized paddock measuring just under an acre, perfect as a small holding.

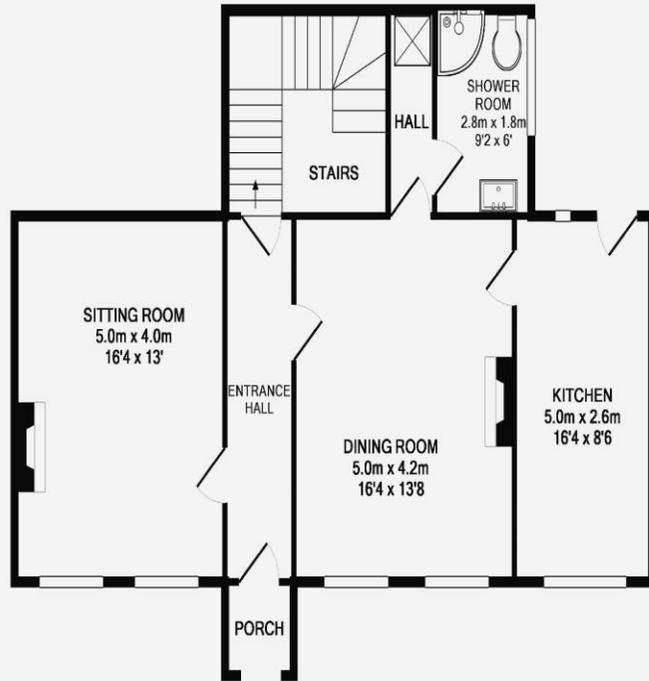
Marthwaite is a unique hamlet comprising a range of individual dwellings, both new and old. It is around a 5-minute drive from Sedbergh, where you can enjoy a host of amenities, including good schools, both primary and secondary, shops, bars, restaurants, dentist and doctors surgery's. For those who love the outdoors, the Dales Way sits on the doorstep and it's only a stone throw from the Howgill Fells. It is around a 15 minute drive to the M6 providing easy access to the Lake District and Kendal being only a 20 minute drive.

The Oaks is listed under the Planning (Listed Buildings and Conservation Areas) Act 1990 as amended for its special architectural or historic interest.

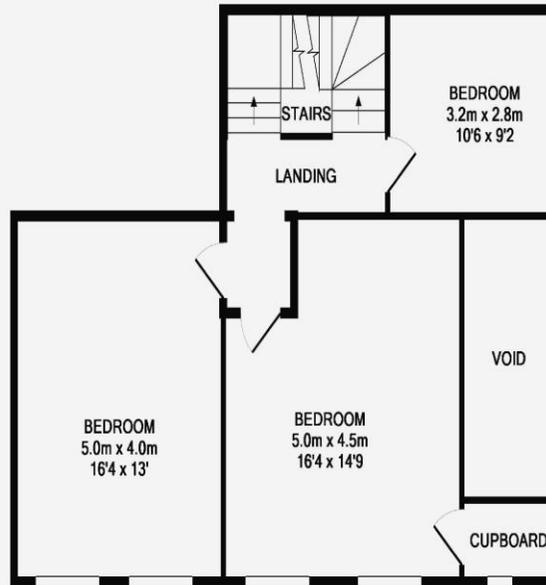
Viewings are highly recommended to appreciate the property and it's space.

Guide price £450,000

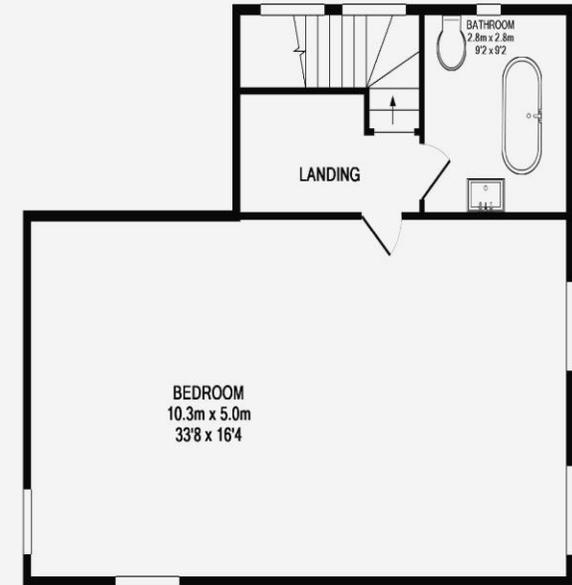




GROUND FLOOR
APPROX. FLOOR
AREA 77.6 SQ.M.
(836 SQ.FT.)



1ST FLOOR
APPROX. FLOOR
AREA 66.8 SQ.M.
(719 SQ.FT.)



2ND FLOOR
APPROX. FLOOR
AREA 68.6 SQ.M.
(738 SQ.FT.)

TOTAL APPROX. FLOOR AREA 213.0 SQ.M. (2293 SQ.FT.)
Measurements are approximate. Not to scale. Illustrative purposes only
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SERVICES

Mains electric and water. Septic tank. Oil fired central heating.

TENURE

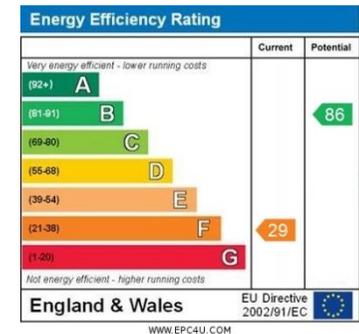
We are advised by the vender that the property is Freehold.

COUNCIL TAX BAND

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

DIRECTIONS

Travel South from Sedbergh on the A683 towards Kirkby Lonsdale from the Toll Bar junction. After Just under half a mile you pass the Brigflatts Quaker turning on the left then another three quarters of a mile, look for a small turning on the right. Travel down this lane 300 meters and turn right into the High Oaks hamlet and this house is straight ahead to the left.



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.

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

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