



Fell Foot Cottage Low Langstaffe

Sedbergh, Cumbria LA10 5AT

Cobble Country
Dales & lakes

Town & Country Property Agents Est. 1992



Fell Foot Cottage, Low Langstaffe, Sedbergh, Cumbria LA10 5AT

Fell Foot Cottage is a modern 3-bedroom property in the middle of the town of Sedbergh at the top of a popular cul-de-sac. This house is very well presented and previously modernised. A good size for a family, second or retirement home.

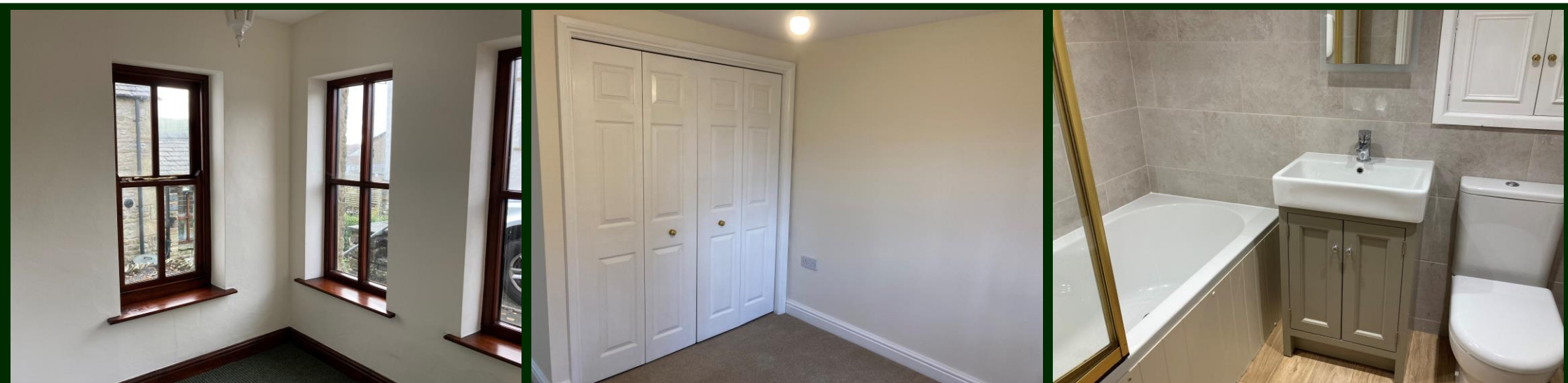
On entrance the accommodation briefly comprises of a sun porch to the front, hallway, utility room, wc, large lounge/dining room with patio doors and good sized kitchen to the ground floor. To the first floor 3 double bedrooms and house bathroom. The lounge is dual aspect with the patio doors leading to the garden. There is a fully fitted white kitchen, gas hob, electric oven with stainless steel sink and drainer. Two of the bedrooms have fitted wardrobes and the house bathroom is a 3-piece white suite with shower over the bath.

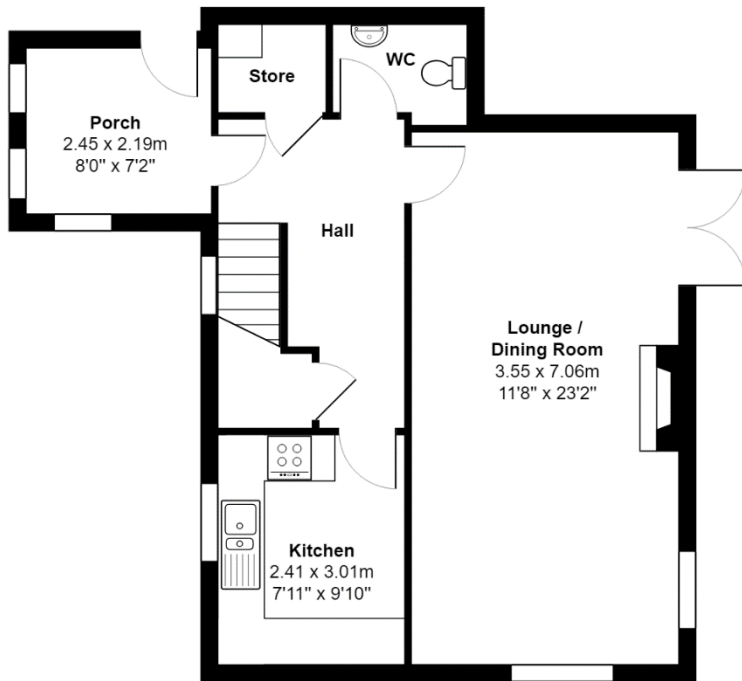
The property benefits from gas central heating and double glazing.

Beige fitted carpets throughout with tile pattern lino in the kitchen and wood effect lino in the bathroom. Externally there is tiered patio gardens, parking, drive and a garage.

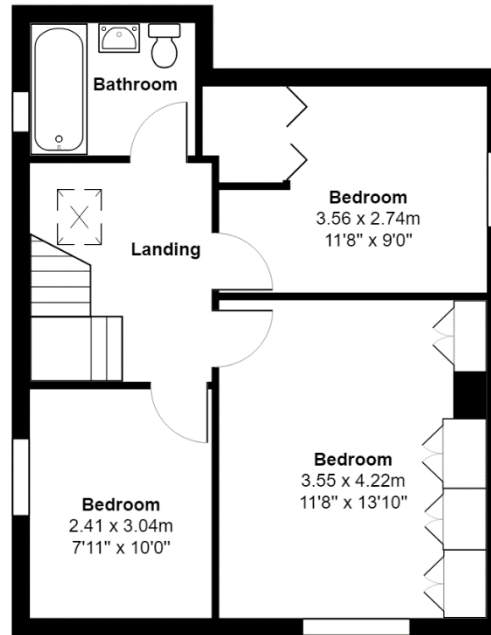
Viewings are highly recommended to appreciate this property and it's surroundings.

Guide price £350,000



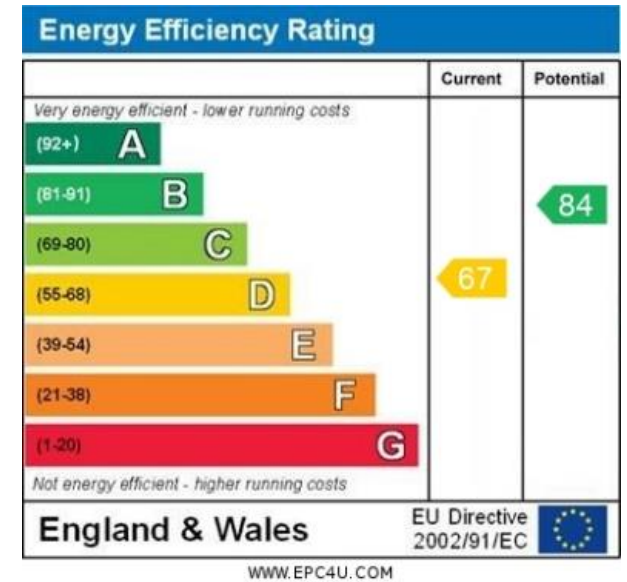


Ground Floor



First Floor

For illustrative purposes only - not to scale. The position and size of features are approximate only.
© North West Inspector.



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 D.

DIRECTIONS

In the middle of Town, from our Office, 30 meters along Main Street turn left up the hill and first right is Low Langstaffe. The house is in the top right hand corner.

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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