



5 Railway Cottages

Garsdale, Sedbergh, Cumbria, LA10 5PP



Robin Jessop

A TRADITIONAL END OF TERRACE COTTAGE WITH STUNNING VIEWS IN A RURAL YET ACCESSIBLE LOCATION

- End of Terrace Cottage
- Two Double Bedrooms
- Open Plan Living
- Stunning Rural Views of Garsdale
- Close to Garsdale Railway Station
- Parking for Two Vehicles
- Private Rear Yard with Patio & Store
- Air Source Heating
- B4RN Rural Broadband Connection
- Chain Free
- Guide Price Range: £185,000 - £200,000

SITUATION

Hawes 7 miles. Sedburgh 10 miles. Kirkby Stephen 12 miles. Kendal 20 miles. Leyburn 23 miles.

Garsdale Head is a small rural hamlet in the dale of Garsdale which is located within both the Yorkshire Dales National Park and Cumbria.

The property is located opposite the Garsdale Head Railway Station which provides excellent links to Leeds and Carlisle. The Settle to Carlisle Railway is currently celebrating it's 150-year anniversary. The nearby market town of Hawes offers a range of amenities, facilities and shops including the famous Wensleydale Creamery.

The property is therefore well placed in an accessible yet picturesque rural location.

DESCRIPTION

5 Railway Cottages is a spacious end of terrace cottage which was built circa 1875 as accommodation for railway workers. The location allows for excellent views. The property does require some updating but benefits from being fully double glazed and having air source heating.

The property is entered into a useful porch which leads through to the inner hall with staircase up to the first floor. There are two ground floor bedrooms which are each well proportioned and a bathroom with WC, basin and shower cubicle.

To the first floor is the large open plan living space with a kitchenette and an impressive stone fireplace with a multi fuel stove. The kitchen has a range of fitted units, a free-standing oven



with hob, a washing machine and an under-counter fridge. There is also ample space for a dining room and living area from where the views can be enjoyed. The loft offers potential to be converted into a third bedroom, subject to obtaining the necessary consents.

Externally the property is complemented by an enclosed rear yard with raised patio providing ample space for seating and potted plants. There is also a useful garden store and parking for two vehicles to the front on the private road.

Overall, 5 Railway Cottages would make an excellent starter home in an accessible yet rural location or an excellent holiday home or let.

GENERAL REMARKS & STIPULATIONS

VIEWING

Strictly by Appointment with Robin Jessop Ltd – Telephone 01969 622800 or 01677 425950

OFFERS

All offers must be confirmed in writing. We will NOT report any verbal offer unless it is confirmed in writing.

MONEY LAUNDERING REGULATIONS

Please note that if you are the successful purchaser it is now a legal requirement for you to provide 2 forms of ID. This will need to be provided personally in our office where we can take copies of both this and proof of funds, which we also require to comply with Money Laundering Regulations.

METHOD OF SALE

The property is initially being offered for sale by Private Treaty. However, we reserve the right to conclude the sale by any other means at our discretion.

WHAT3WORDS

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FIXTURES & FITTINGS

Only those fixtures and fittings described within this brochure are included in the sale.

TENURE

Freehold with vacant possession.

COUNCIL TAX

Band B.

SERVICES

Mains electricity. Private shared water supply (Annually tested). Mains drainage. Air source heating. B4RN rural broadband connection available.

LOCAL AUTHORITY

Westmorland & Furness Council, South Lakeland House, Lowther Street, Kendal, Cumbria, LA9 4DQ

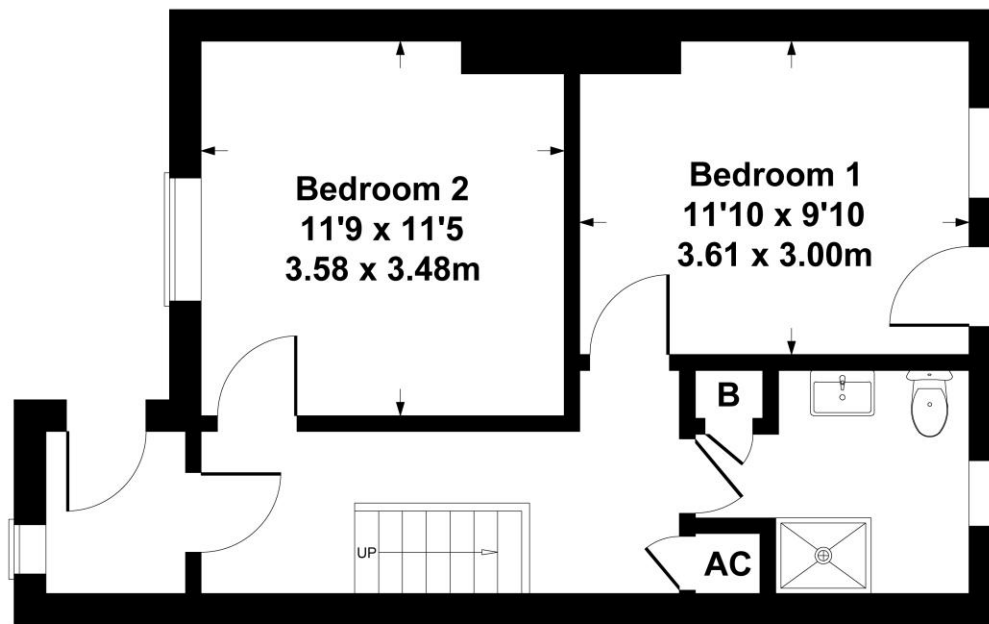
LOCAL PLANNING AUTHORITY

Yorkshire Dales National Park, Yoredale, Bainbridge, Leyburn, North Yorkshire, DL8 3EL



5 Railway Cottage, Garsdale

Approximate gross internal area 80 sq m - 862 sq ft



GROUND FLOOR



FIRST FLOOR

SKETCH PLAN FOR ILLUSTRATIVE PURPOSES ONLY

All measurements walls, doors, windows, fittings and appliances, their sizes and locations, are approximate only. They cannot be regarded as being a representation by the seller, nor their agent.

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Score	Energy rating	Current	Potential
92+	A		110 A
81-91	B		
69-80	C		
55-68	D		
39-54	E	51 E	
21-38	F		
1-20	G		