



6 Millthrop, Sedbergh  
£260,000



## 6 Millthrop

### Sedbergh

A picturesque traditional terraced property with far reaching views pleasantly situated within the hamlet of Millthrop on the fringe of Sedbergh convenient for the amenities available within the town, Junction 37 of the M6, the market town of Kendal and Kirkby Lonsdale and is within easy reach of the Lake District and Yorkshire Dales National Parks.

This charming terraced house presents a wonderful opportunity for those seeking a tranquil countryside retreat. Situated in a quaint setting with countryside walks right on your doorstep, this 1-bedroom property offers a perfect blend of rural living and modern comfort. The open plan living area boasts a cosy ambience with a log burning stove, creating a warm and inviting atmosphere. One double bedrooms provide ample space for relaxation, while the four-piece suite bathroom offers a touch of luxury. On the second floor you will find Substantial attic space which is great for storage or even an office space. The property is equipped with gas central heating throughout, ensuring comfort and efficiency.

The outside space of this property is a standout feature, offering a delightful paved patio garden that is perfect for entertaining or simply enjoying a peaceful moment with a cup of coffee. With plenty of space for garden furniture and potted plants, this garden provides a serene retreat with panoramic views of the fields and hills. Allocated parknig does come with the property which is a real added benefit. For nature enthusiasts, road links to the Lake District National Park and the Yorkshire Dales are within reach, offering endless opportunities for outdoor adventures. Whether you're looking for a perfect first-time home or a peaceful countryside escape, this property is sure to capture your heart and provide a welcoming sanctuary in a picturesque setting.

- Charming terraced property
- Countryside walks on your doorstep
- Beautiful open plan living area with a log burning stove
- Gas central heating throughout the property
- One double bedroom and substantial attic space
- Patio garden to the rear with stunning far reaching views
- Four piece suite bathroom
- Easy access to amenities in the market town of Sedbergh
- Perfect first time home
- Road links to the Lake District National Park and the Yorkshire Dales

### IDENTIFICATION CHECKS

Should a purchaser(s) have an offer accepted on a property marketed by THW Estate Agents they will need to undertake an identification check. This is done to meet our obligation under Anti Money Laundering Regulations (AML) and is a legal requirement. We use a specialist third party service to verify your identity. The cost of these checks is £43.20 inc. VAT per buyer, which is paid in advance, when an offer is agreed and prior to a sales memorandum being issued. This charge is non-refundable.

### EPC RATING D

### SERVICES

Mains electric, mains gas, mains water, mains drainage

### COUNCIL TAX:BAND TBC

Business rates.

### TENURE:FREEHOLD

### DIRECTIONS

Leave Sedbergh in the direction of Dent. As you leave the town cross over the bridge and turn left into the hamlet of Millthrop, take the first right to find number 6 located on the right hand side.

**WHAT3WORDS:**butchers.avid.bloom





## GROUND FLOOR

### OPEN PLAN LIVING AREA

22' 7" x 12' 9" (6.89m x 3.89m)

### FIRST FLOOR

#### LANDING

2' 7" x 2' 6" (0.80m x 0.75m)

#### BEDROOM

12' 6" x 11' 9" (3.82m x 3.59m)

#### BATHROOM

9' 10" x 7' 5" (3.00m x 2.26m)

### SECOND FLOOR

#### ATTIC ROOM

20' 2" x 12' 5" (6.15m x 3.79m)











## THW Estate Agents

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