



99a Main Street, Sedbergh
£450,000



99a Main Street

Sedbergh

Nestled in the heart of the charming market town of Sedbergh, this beautifully presented stone built period home combines traditional character with contemporary style. With its classic stone facade, exposed beams, and modern touches throughout, the property perfectly reflects the timeless appeal of the Yorkshire Dales while offering easy access to local shops, cafés, the M6 motorway and the stunning Howgill Fells right on the doorstep.

The second floor forms the heart of the home, featuring a wonderful open plan living area with a striking double sided wood burning stove and solid oak flooring. Exposed beams add warmth and texture, while Juliet style balcony windows and large skylights flood the space with natural light, creating a bright and welcoming atmosphere. The modern kitchen is thoughtfully designed, complete with a central island and quality fittings, ideal for both everyday living and entertaining.

On the first floor, there are two beautifully appointed bedrooms, a generous double and a single, both benefiting from built in storage. The stylish bathroom features a clawfoot bath, decorative tiles and elegant fittings. On the landing, cleverly designed reading and home office nooks offer a peaceful space to work or unwind, complemented by built in shelving.

At ground level, a self contained studio offers excellent flexibility, currently operating as a successful holiday let, generating between £90–£125 per night (accounts available on request). It has excellent soundproofing and does not affect mortgage lending, making it an ideal investment or guest space. To the rear, there's a small courtyard area perfect for a table and chairs, with a right of access. Permit parking available just a two minute walk away.

DIRECTIONS: From the M6, take Junction 37 and follow the A684 towards Sedbergh. Continue into the town and turn onto Main Street, where 99a Main Street can be found on the right-hand side. The property is easily accessible from Kendal and the surrounding area, with local bus services available for those using public transport.





GROUND FLOOR - SELF CONTAINED STUDIO

BEDROOM / LIVING AREA - Self contained studio

11' 2" x 17' 10" (3.40m x 5.43m)

LAUNDRY ROOM

3' 3" x 7' 2" (0.99m x 2.19m)

KITCHEN - Self contained studio

7' 0" x 11' 8" (2.14m x 3.55m)

SHOWER ROOM - Self contained studio

6' 5" x 5' 4" (1.96m x 1.62m)

HALLWAY

3' 9" x 3' 6" (1.15m x 1.06m)

FIRST FLOOR

LANDING

11' 1" x 20' 11" (3.38m x 6.38m)

BEDROOM

11' 4" x 10' 11" (3.45m x 3.33m)

BEDROOM

11' 2" x 8' 7" (3.41m x 2.61m)

BATHROOM

4' 8" x 8' 9" (1.43m x 2.67m)**SECOND FLOOR**

KITCHEN / LIVING AREA

24' 5" x 23' 0" (7.44m x 7.02m)

SERVICES

Mains electric, mains gas, mains water, mains drainage

EPC RATING: TBC

COUNCIL TAX BAND: C

TENURE: FREEHOLD







- Charming stone facade showcasing period character and timeless appeal, set in the heart of Sedbergh
- Open plan living area featuring a striking double sided wood burning stove and solid oak floors
- Modern, fully fitted kitchen with central island and stylish finishes, perfect for cooking and entertaining
- Exposed wooden beams throughout, blending rustic charm with contemporary comfort
- Two beautifully presented bedrooms, a spacious double and a single, both with built in storage
- Elegant bathroom with clawfoot bath, decorative tiles, and quality fittings
- Abundant natural light from skylights, juliet style balcony windows, with views of the Howgill Fells
- Thoughtfully designed reading and home office nooks on the landing, with built in shelving and ample storage throughout
- Newly renovated just three years ago, including a new boiler, heating system and full electrical upgrade
- Successful self contained holiday let, achieving £90–£125 per night (accounts available on request), with excellent soundproofing and no mortgage restrictions



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