



4 Farfield Row, Sedbergh  
£210,000



## 4 Farfield Row, Sedbergh

This charming character cottage is set in a beautiful scenic location just outside Sedbergh, enjoying wonderful views over the Howgill Fells. The position offers a peaceful rural feel while still being close to Sedbergh's cafés, pubs, local shops, and two well regarded schools, making it ideal for those seeking countryside living with convenience nearby.

The cosy sitting room features a welcoming multi-fuel stove, creating a warm and inviting space to relax. The Fitted kitchen combines modern practicality with traditional cottage charm.

There are three bedrooms in total, two of which are generous double rooms with lovely outlooks. The third bedroom provides a useful additional space, ideal as a single bedroom, office, or hobby room. The modern four piece bathroom includes both a bath and a separate shower, completing the accommodation.

Outside, the property enjoys a detached front garden that provides a peaceful area to sit out and take in the surrounding scenery. The space offers a lovely spot for enjoying the sunshine, planting, or simply relaxing while admiring the views of the Howgill Fells.

### ENTRY

3' 5" x 5' 0" (1.04m x 1.52m)

### LIVING ROOM

13' 8" x 12' 10" (4.17m x 3.92m)

### KITCHEN

6' 6" x 10' 0" (1.97m x 3.04m)

### LANDING

2' 9" x 4' 9" (0.85m x 1.45m)

### BEDROOM

11' 2" x 13' 0" (3.40m x 3.95m)

### BATHROOM

9' 0" x 7' 11" (2.75m x 2.42m)

### LANDING

2' 7" x 4' 11" (0.80m x 1.50m)

### BEDROOM

11' 3" x 13' 1" (3.44m x 3.98m)

### BEDROOM

8' 11" x 7' 11" (2.73m x 2.42m)



- Charming character cottage set in a beautiful scenic location just outside Sedbergh
- Stunning views across the Howgill Fells, perfect for nature lovers and walkers
- Cosy living room featuring a log burning stove, ideal for relaxing evenings
- Fitted kitchen with charm and traditional cottage appeal
- Three bedrooms, including two generous doubles with lovely outlooks
- Modern four piece bathroom offering both style and practicality
- Character and charm throughout, including period features and a warm cottage feel
- Detached front garden, providing a peaceful outdoor space to enjoy
- Located in a gorgeous, quiet scenic area with fantastic walking routes
- Close to Sedbergh's cafés, local shops and two well regarded schools, offering convenience within a rural setting

**DIRECTIONS:** From the motorway at Junction 37, then join the A684 road toward Sedbergh. Continue on the A684 into Sedbergh. Once in Sedbergh, turn onto the minor road headed to Farfield Row (postcode LA10 5LW). 4 Farfield Row is one of the terraced properties on that row. The road is quite narrow and the house numbers may be subtle, 4 is in the middle in the row of terraced houses.

**WHAT3WORDS:** //butternut.founding.billiard

**SERVICES:** LPG electric, mains gas, mains water, mains drainage

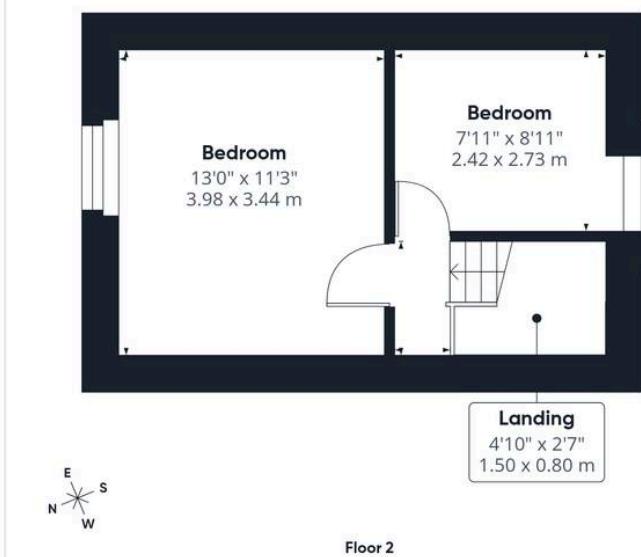
**EPC RATING:** E

**COUNCIL TAX BAND** currently: C

**TENURE:** FREEHOLD

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Approximate total area<sup>(1)</sup>

761 ft<sup>2</sup>  
70.7 m<sup>2</sup>

Reduced headroom  
3 ft<sup>2</sup>  
0.3 m<sup>2</sup>

(1) Excluding balconies and terraces

Reduced headroom  
..... Below 5 ft/1.5 m

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

**GIRAFFE360**

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