



Underbank Barn, Thorns Lane, Sedbergh
£375,000



Underbank Barn, Thorns Lane

Sedbergh

Located within a peaceful rural setting on the outskirts of Sedbergh, this property is a charming barn conversion enjoying beautiful countryside surroundings. Forming part of a small collection of converted barns and rural homes, the property combines character, space and flexibility in equal measure. With generous gardens, attractive original features and views across the surrounding countryside, this is a home that perfectly complements its rural setting.

The accommodation is arranged in an upside-down layout designed to make the most of the living space and outlooks. The first floor provides a spacious open plan living, dining and kitchen area, creating a bright and sociable space well suited to both everyday living and entertaining. Character features including exposed beams and stonework add warmth and charm throughout, while the mezzanine level provides additional flexibility within the layout. The open design and elevated position make the most of the natural light and contribute to the spacious feel of the accommodation.

To the ground floor, the property offers two bright and comfortable bedrooms enjoying pleasant outlooks towards the surrounding gardens and countryside. A family bathroom serves the accommodation, while an additional room provides useful flexible space suited to storage, hobbies or a variety of individual needs.

Externally, the property enjoys generous outdoor space including a gravelled courtyard style garden bordered by mature planting together with an elevated lawned garden and patio. Private parking is located to the front and rear of the property, adding further convenience to this well positioned rural home.

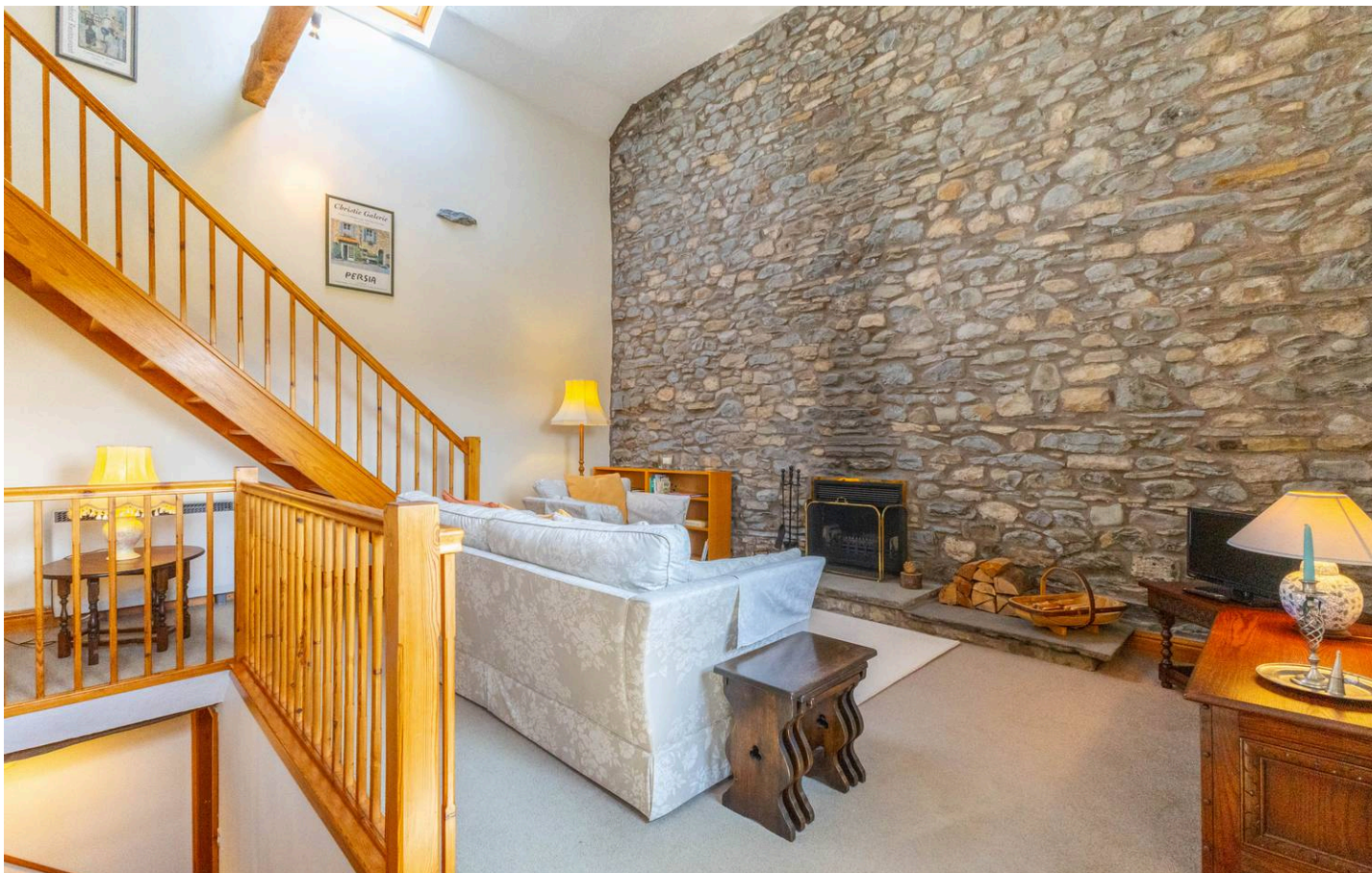
- Characterful barn conversion occupying a peaceful rural setting on the outskirts of Sedbergh
- Open plan kitchen offering excellent space for everyday living and entertaining
- Spacious living area filled with natural light and showcasing attractive original features
- Open plan dining space creating a sociable and welcoming heart to the home
- Two bright and well proportioned bedrooms enjoying pleasant countryside outlooks
- Family bathroom serving the accommodation
- Attractive gardens comprising a gravelled seating area and elevated lawned garden with countryside views
- Private parking located to the rear of the property
- Charming features throughout including exposed beams, stonework and a mezzanine level adding character and appeal
- Secluded location surrounded by beautiful countryside whilst remaining within easy reach of Sedbergh and the surrounding Dales

WHAT3WORDS://nerves.outdone.hiring

Council Tax band: E

Tenure: Freehold





HALLWAY

17' 6" x 5' 7" (5.34m x 1.69m)

BEDROOM

12' 0" x 10' 11" (3.67m x 3.34m)

BEDROOM

10' 6" x 8' 11" (3.20m x 2.72m)

STUDY

10' 11" x 4' 11" (3.33m x 1.49m)

BATHROOM

7' 7" x 5' 7" (2.31m x 1.69m)

LIVING AREA

28' 3" x 18' 0" (8.61m x 5.49m)

KITCHEN

MEZZANINE

13' 6" x 13' 1" (4.12m x 3.98m)

SERVICES

Mains electric, mains water, non mains drains.

EPC RATING ?

COUNCIL TAX BAND currently Band E

TENURE: FREEHOLD

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.



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THW Estate Agents

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