



Rose Cottage Frostrow Lane, Sedbergh
£475,000



Rose Cottage Frostrow Lane

Sedbergh

Occupying a generous plot on the outskirts of Sedbergh, Rose Cottage is a detached home enjoying attractive views across the surrounding countryside together with extensive outdoor space and exciting potential for improvement. Requiring updating in places, the property presents an excellent opportunity for buyers seeking a spacious home they can modernise and adapt to their own tastes and requirements.

The accommodation is arranged across two floors and offers a spacious and flexible layout. The ground floor includes a sitting room together with an additional reception room, providing versatile living space suited to a variety of lifestyles. A further room is currently utilised as a study and benefits from a small mezzanine area, adding character and flexibility to the accommodation. The kitchen is complemented by an adjoining pantry, utility room and ground floor WC, adding further practicality to the home.

To the first floor are two double bedrooms, a single bedroom and a family bathroom. The layout offers comfortable accommodation with scope for enhancement, allowing purchasers the opportunity to create a home tailored to their individual needs.

Externally, the property enjoys generous gardens and outdoor space with pleasant views towards the surrounding countryside. A particular feature is the substantial detached two-storey garage, providing excellent storage and workshop space together with potential for a variety of alternative uses. Driveway parking adds further convenience.

Combining spacious accommodation, a sizeable plot, countryside views and significant potential for improvement, Rose Cottage represents an exciting opportunity to create a wonderful home within a desirable rural setting.

- Detached period home
- Kitchen with adjoining pantry and utility room
- Living room with an open fireplace
- Additional bright reception room with an open fireplace
- Three bedrooms
- Family bathroom and ground floor WC
- Generous gardens and outdoor space
- Detached two-storey garage
- Driveway parking
- Village location with countryside views and excellent access to Sedbergh and the M6

WHAT3WORDS://torso.revival.edge

Council Tax band: E

Tenure: Freehold

EPC Energy Efficiency Rating: F

EPC Environmental Impact Rating:





PORCH

8' 8" x 4' 3" (2.65m x 1.29m)

HALLWAY

19' 0" x 6' 0" (5.80m x 1.82m)

LIVING ROOM

20' 4" x 11' 0" (6.21m x 3.35m)

RECEPTION ROOM

16' 4" x 13' 4" (4.99m x 4.06m)

KITCHEN

15' 11" x 9' 10" (4.86m x 2.99m)

UTILITY ROOM

10' 5" x 6' 6" (3.17m x 1.99m)

PANTRY

9' 7" x 4' 4" (2.93m x 1.31m)

STUDY

10' 7" x 9' 10" (3.23m x 2.99m)

STUDY MEZZANINE

10' 9" x 6' 10" (3.28m x 2.08m)



WC

4' 9" x 3' 6" (1.46m x 1.06m)

LANDING

9' 2" x 2' 11" (2.79m x 0.89m)

BEDROOM

15' 2" x 12' 8" (4.62m x 3.85m)

BEDROOM

12' 8" x 10' 0" (3.85m x 3.04m)

BEDROOM

9' 5" x 7' 7" (2.86m x 2.32m)

BATHROOM

8' 1" x 6' 1" (2.46m x 1.86m)

GARAGE

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GARAGE









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