



Garsdale, Sedbergh, LA10 5PL

Guide Price £375,000



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3 Bedrooms



1 Bathroom

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- Grade II Listed character home with stunning features throughout
 - Located in a rural yet accessible location, ideal for outdoor enthusiasts
 - Generous gardens, grounds and garaging
 - Set within the Yorkshire Dales National Park





Offering a Grade II Listed characterful home, in the heart of the Yorkshire Dales National Park, Low Scar is now ready to welcome new owners to experience the best of rural living and community life. With character-rich living spaces with exposed beams, traditional stonework and original features throughout, this home offers a great history which has been upgraded over time and now offers a cosy and welcoming home.

The stunning backdrop and landscape is renowned for its outdoor appeal, making it perfect for walkers and cyclists who can explore the numerous walking trails, fells, and scenic routes. The village of Garsdale is home to a historic church, traditional stone cottages, and the famous Settle-Carlisle railway line, which runs through Garsdale station, which is an attraction in itself, known for its charming, old-fashioned character and spectacular journey across the Ribbleshead Viaduct.

While Garsdale is serene and relatively remote, it is within easy reach of the larger village of Sedburgh a short distance away by car, being famous for its charming streets, bookshops and cafes that the town offers as well as excellent amenities including an excellent local primary school and the highly regarded Sedburgh school. The property is also conveniently located for easy access to the market towns of Kirkby Lonsdale to the south and Kirkby Stephen to the north, Kendal and the Lake District beyond.



Upon entering you are met with the character, with an original studded door with sneck opening leading to a central hallway with panelled walls and stone floors. The layout of the accommodation is still in its traditional form with a kitchen dining area to one side and a living room to the other.

The kitchen area has wall and base units providing ample storage, set around a Rayburn which gives this space a warm and cosy feel. Spanning full width of the house, the kitchen has an outlook to the rear whilst the dining area looks towards the front of the property. Used as a dining living space, this area is set around a wood burning stove inset to an Inglenook fireplace and is ideal for family and visitors alike.

The living room also spans full width of the house and has a dual outlook. Set around a feature wood burning stove set within a stone fireplace this gives the perfect welcome to this room. With stone flagged floors and ceiling beams this space is filled with character.

Accessed from the living room, the first floor offers three bedrooms brimming with character, making the space ideal for families or those seeking extra room for guests or a home office. The first floor is completed with a stunning house bathroom with rustic charm with a blend of classic and vintage-inspired decor. With a clawfoot bath and shower over, wc, and a vintage style vanity sink in a traditional style there is everything you need.





Outside the gardens and set at the side and rear and wrap around the property capturing a natural countryside setting. With lush and wild planted areas the garden gives an abundance of greenery with a cottage garden feel bordered by stone walls. The garden also features a summerhouse offering the perfect place to relax and enjoy the surroundings. The exterior is completed by a generous garage at the side of the property offering an excellent storage and parking to the front

Whether you are looking for a family home or a weekend getaway, Low Scar offers the perfect setting to experience the charm of Yorkshire's countryside in a home that's full of character and warmth.





General Remarks

Services : Mains electric, water is via a private water supply with a filtration system. Heating is via an oil fired system run from the Rayburn. Drainage is via a shared treatment plant located on third party land, adjacent to the garden and road.

Please note : Armitstead Barnett LLP have not tested any of the above services and purchasers should satisfy themselves as to their presence and working condition prior to exchange of contracts.

Title & Tenure : Freehold with Vacant Possession.

Construction : Stone under stone construction.

Parking : Driveway at the property.

Restrictive Covenants : None so far as we are aware.

Unimplemented Planning Consents : We are not aware of any planning consents affecting the property.

Conservation Area : The property is located within the Yorkshire Dales National Park.

Listed Building : Grade II listed—listing reference 1384038

Local Authority : Westmorland & Furness Council
Council Tax : Band E

Broadband : B4RN broadband is available and connected.

Easements, Wayleaves & Rights of Way : The property is sold subject to and with the benefit of all rights of way whether public, private, light support, drainage, water, electricity and other rights and obligations, easements and quasi-agreements and restrictive covenants and all existing proposed wayleaves for masts, pylons, stays, cables, drains, water, gas and other pipelines whether referred to in these particulars and stipulations or not.

Rights of access : The property has the right to take water from the river and pump to the holding tank in the event the private supply is running low.

Costs and Contributions : The property owners share with the neighbours the costs of maintenance of the private water supply and drainage system.

Flooding : The property has not flooded within the last 5 years, According to the Environment Agency

website the property sits in flood zone 1.

Viewings : Viewings are strictly by appointment with the sole selling agents. For the attention of **Emma Hodkinson (née Lewis) BSc (Hons) MRICS FAAV MNAEA** telephone 01539 751993. Where possible, we ask that all potential buyers look at virtual viewings in the first instance and get a bearing as to the location and area via Google maps where the area is less familiar. Some of our vendors request only physical viewings to parties in a position to proceed.

What3words Location : [///bristle.nanny.launched](#)

Money Laundering Regulations Compliance : please bear in mind, that Armitstead Barnett will require from any purchaser looking to offer on a property, details of any chain, confirmation of the purchaser's ability to fund the purchase, solicitors' contact details and 2 forms of identification. We will also undertake an electronic identity check which will leave a soft ID print, but will not affect credit rating.

Mortgage Referrals : We refer some sellers and buyers to Key Mortgage Advice and other mortgage brokers. It is your decision whether you choose to deal with any person that we may refer you to including Key Mortgage Advice. Should you decide to use Key Mortgage Advice you should know that we would receive a referral fee, typically between £100 and £700 per successful referral, which leads to mortgage adviser earning commission from them, for recommending you to them.

Method of Sale : The property is for sale by Private Treaty. If there are high levels of interest we may seek best and final offers.

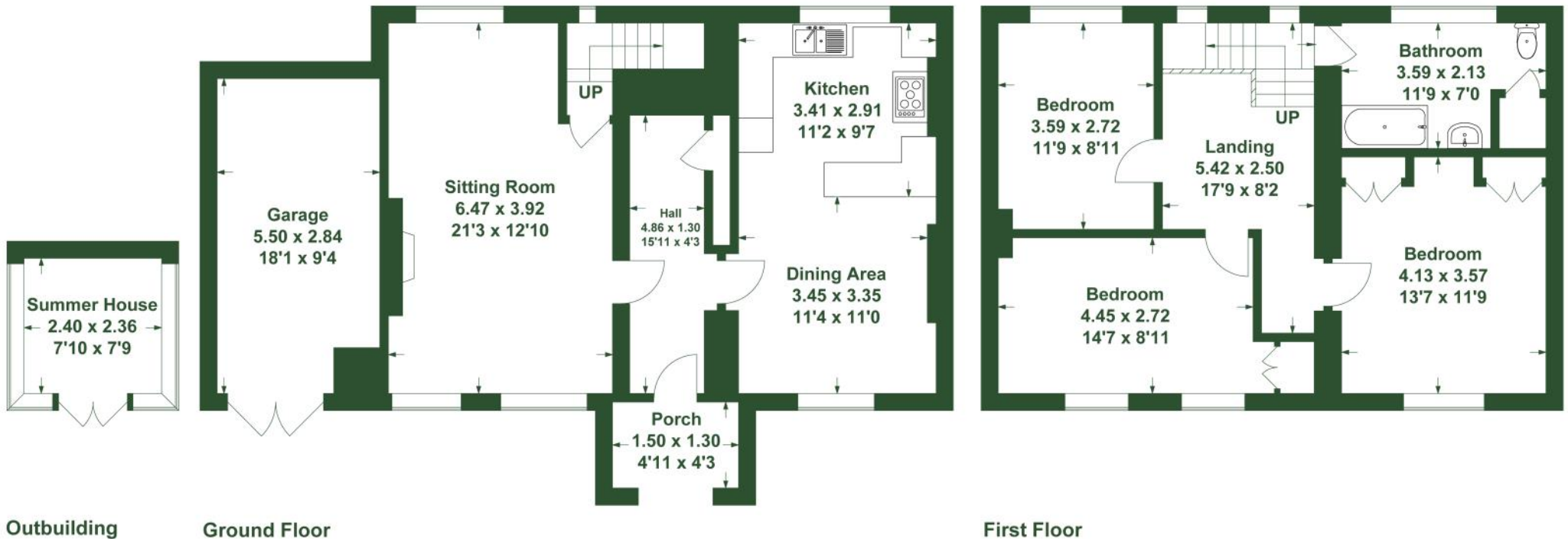
**SUBJECT
TO CONTRACT.**



Approximate Gross Internal Area : 127.46 sq m / 1372 sq ft
 Outbuilding : 5.66 sq m / 61 sq ft
 Garage : 15.62 sq m / 168 sq ft
 Total : 148.74 sq m / 1601 sq ft



This floorplan is for illustrative purposes only, it is not drawn to scale.
 Any measurements/ floor areas (including any total floor area)
 and orientation are approximate.
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Armitstead Barnett for themselves and the vendors or lessors of this property whose agents they are given notice that:

01. All descriptions, plans, dimensions, references to conditions or suitability for use and necessary permissions for use and occupation and other details are given in good faith and are believed to be correct. Any intending purchaser or tenant should not rely on the statements of fact but must satisfy themselves by inspection or otherwise as the correctness of them. 02. Any electrical or other appliances at the property have not been tested nor have the drains, heating plumbing or electrical installations. All intending purchasers are recommended to carry out their own investigations before Contract. 03. No person in the employment of Armitstead Barnett LLP has any authority to make any representations or warranty whatsoever in relation to this property. 04. These particulars are produced in good faith and set out to the general outline only for the guidance of intended purchasers or lessees in order for them to make an informed decision regarding the property and do not constitute an offer or Contracts nor any part thereof. 05. Where the property or any part thereof is leasehold, any intended purchaser is advised to consider the terms of any existing Lease or Tenancy document or Agreement as to the term, rent, rent deposit, conditions and or covenants (if any) affecting the property. 06. All correspondence (whether marked or not) and all discussions with Armitstead Barnett LLP and or their employees regarding the property referred to in these particulars are subject to contract.

Score	Energy rating	Current	Potential
92+	A		
81-91	B		84 B
69-80	C		
55-68	D		
39-54	E	54 E	
21-38	F		
1-20	G		



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