

OIRO £650,000



Armitstead
Barnett

Millthrop, Sedbergh, Cumbria LA10 5SR





Millthrop

Sedbergh

Cumbria

LA10 5SR

Offers in the Region of £650,000

- Detached period residence full of charm and character
- Extensive landscaped gardens and grounds
- Quiet setting in the heart of the Yorkshire Dales National Park
- Stunning panoramic views across the River Rawthey and Howgill Fells





Set in its own beautifully landscaped grounds, with panoramic views over the River Rawthey and the Howgill Fells, The Bourne is a charming period home offering timeless elegance and charm.

Situated on the edge of the picturesque market town of Sedbergh, the hamlet of Millthrop offers the perfect balance of privacy and accessibility. Sedbergh is renowned for its charming streets, rich literary heritage, independent bookshops, welcoming cafes, interesting pubs and the highly acclaimed Black Bull Inn.



Nestled within the stunning Yorkshire Dales National Park and enjoying scenic views of the Howgill Fells, the town is ideal for lovers of the outdoors, with direct access to walking and cycling routes including the Dales Way. Families are well catered for with both primary and secondary schools, including the prestigious independent Sedbergh School. Despite its rural setting, the area benefits from excellent connectivity, with the M6 motorway accessible via Junction 37 just 10 minutes away and provides easy access to the Lake District National Park and beyond. The location offers a superb combination of natural beauty, community, and convenience.



Approached by a sweeping driveway this home sits centrally within its grounds. A welcoming hallway sets the tone for the property, being light, spacious, and full of period charm. The lounge is a bright and spacious triple aspect room, set to one side, offering panoramic views over the garden and surrounding countryside. The lounge boasts a beautiful, coved ceiling and a marble fireplace with an open fire, making it a perfect place to relax all year round.



A separate dining room enjoys views to the front and the rear and includes the benefit of built in understairs storage. Seamlessly linked is the kitchen – modern and stylish, yet keeping with the homes traditional feel. Fitted with a range of wall and base mounted units, it includes integrated appliances including a dishwasher and fridge freezer, along with a Range cooker. Windows to each side of the kitchen ensures it is flooded with natural light throughout the day.

Off the kitchen, there is a rear porch with exposed stone and tiled flooring connecting to an external utility room with plumbing for a washing machine and dryer, as well as a WC and wash hand basin and an ideal every day entrance.





Upstairs, there are three generously proportioned double bedrooms. Each room has a unique view over the surrounding countryside. Each bedroom provides practical and useful storage built in.

The family shower room has been finished to exacting standards, with a three piece suite including a shower, WC and wash hand basin.





Outside, the gravel driveway accessed via a cattle grid provides ample parking for several vehicles and leads to a single garage with power and lighting, ideal for additional storage. A stone built potting shed has its own power supply and is perfect for garden lovers.

Surrounding the house on all sides are beautifully landscaped gardens including planted borders, mature trees and shrubs with a gravel courtyard to the rear – an ideal spot for al fresco dining while enjoying the views across the open fields. To the east, lies a private orchard offering fruit trees and an all-round peaceful retreat

Whether you're looking for a family residence, a quiet escape, or a characterful property with stunning views, The Bourne is a rare find that offers the perfect haven for garden lovers.







General Remarks

Services: Mains electricity, mains drainage and mains water is available and connected. Heating is via oil central heating. There is a Podpoint EV charger at the property.

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.

Parking: On driveway

Construction Type: Detached, stone and lime rendered under slate roof construction.

Restrictive Covenants: None known.

Listed Building: None

Conservation Area / AONB: The property sits within the Yorkshire Dales National Park.

Footpaths / Bridleways : We are not aware of any footpaths or bridleways affecting the property.

Flooding: The property has not flooded in the last 5 years.

Planning Consents affecting the property: Planning consent under Ref: S/03/767A is in place for the removal of the existing porch and outbuildings; erection of single storey extension with integral garage with part attic space mezzanine and glazed link to main house.

Broadband: BARN broadband is available and connected.

Mortgage ability: We understand that as far as we are aware it is possible to secure a mortgage against this property.

Title & Tenure: The property is offered for sale Freehold with vacant possession upon completion.

Local Authority: Westmorland and Furness Council

Council Tax Band F

Easements, Wayleaves, or 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. Please note: The subject property has rights to access their septic tank in third party land.

Viewings: Viewings are strictly by appointment with the sole selling agents. For the attention of Emma Hodkinson. 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: //springing.tailed.gently

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.

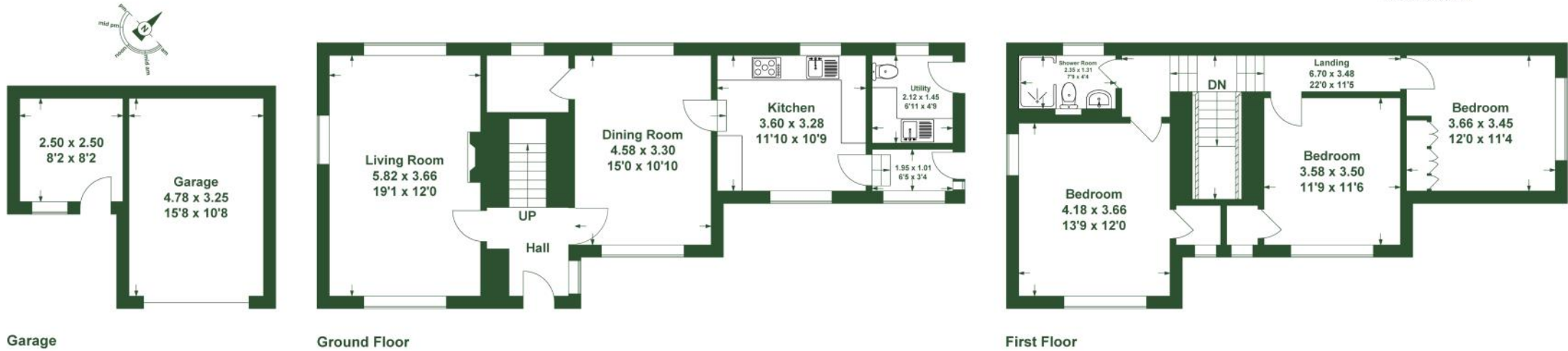
Mortgage Referrals: We refer some sellers and buyers to Key Mortgage Advice and other mortgage brokers. It is your decision whether you choose to deal with any person that we may refer you to including Key Mortgage Advice. Should you decide to use Key Mortgage Advice you should know that we would receive 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. IMAGES TAKEN JULY 2025

Approximate Gross Internal Area : 128.94 sq m / 1388 sq ft
 Garage : 22.16 sq m / 239 sq ft
 Total : 151.10 sq m / 1627 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.
 Produced by Lens-Media



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

| Score | Energy rating | Current | Potential |
|-------|---------------|---------|-----------|
| 92+ | A | | |
| 81-91 | B | | |
| 69-80 | C | | 77 C |
| 55-68 | D | | |
| 39-54 | E | | |
| 21-38 | F | 34 F | |
| 1-20 | G | | |



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