

Guide Price £180,000



Armitstead
Barnett

Back Lane, Sedbergh, Cumbria LA10 5AQ





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- Recently renovated and now ready for someone to add their own finishing touches
- Flexible layout with scope for multi-functional living
- Excellent position in the heart of Sedbergh
- Ideal as a town centre home, holiday let, or buy-to-let investment.





Set within the heart of Sedbergh, this charming stone-built property offers spacious and flexible living across two floors, and is brimming with potential. Occupying a prominent position on Main Street with its own private rooftop terrace, the property presents a great opportunity for purchasers to add their own tastes and make it their own.

Sedbergh is renowned for its charm, community spirit and rich heritage in literacy, as well as being famous as a book town. There is excellent accessibility and connectivity, with the M6 motorway (Junction 37) being approximately 5 miles away, and the bustling town of Kendal is approximately 10 miles east. For those looking to travel further afield, the West Coast Mainline is accessed via Oxenholme Station, and has direct links to London Euston and Manchester.



The property has undergone an extensive programme of renovations, sympathetically upgrading while retaining its period charm. Improvements include full tanking and damp-proofing to the lower ground floor, removal of ceilings, complete new condensing boiler central heating and hot water system, and the installation of a new positive ventilation system. With the main construction work complete, this is now a blank canvas for a purchaser to finish to their own tastes and styles.



The property has a choice of accesses, from the front there is an access from Main Street and to the rear, an entrance via Back Lane, where a shared courtyard garden leads to the lower ground floor. The choice of accesses lends itself perfectly to multi-functional use and offers potential for a flexible layout

Entering from the rear, there is a large open reception room, a utility room and modern shower room to the lower ground floor, with stairs leading to the ground floor.

To the ground floor, there is a kitchen with a range of wall and base mounted units complete with NEFF appliances with a glazed opening through to the dining room which allows access to the roof terrace. The living room is set around central fireplace offering feature and charm. A modern family bathroom and two bedrooms of good proportions complete the ground floor.





Outside a roof terrace provides the ideal outdoor space for entertaining, relaxing, or enjoying the views over the Cumbrian Fells. On the lower ground floor, the property has the benefit of a plant room, ideal for an additional utility or storage space.

Whether you're seeking a stylish town centre residence, a holiday home, or an investment opportunity, this deceptively spacious property offers the perfect space to make your own and provide a unique home with lots of flexibility and spacious accommodation in a fabulous location.





General Remarks

Services: Mains electricity, mains water, mains drainage and mains gas central heating.

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: Available on street and via the town's local car parks with annual parking permits available.

Construction Type: Stone under slate construction.

Restrictive Covenants: None that we are aware of. Please note there are matters contained within the lease.

Listed Building: None

Conservation Area / AONB: The property sits in a conservation area within the Yorkshire Dales National Park.

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

Flooding: We are aware that the lower ground floor of the property had ground water ingress within the last 5 years, however works have been undertaken to waterproof the lower ground walls and floor by a specialist.

Planning Consents affecting the property: None that we are aware of.

Broadband: Not currently 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 Leasehold with a 999-year lease commencing on 10th April 1975.

Local Authority: Westmorland and Furness Council

Council Tax: Band C

Easements, Wayleaves, or Rights of Way: The lower ground floor of the property is accessed off Back Lane via a right of way over a shared courtyard area between four properties. The roof terrace garden area serves as an escape route for the property above. Ladder access leads from the first floor to the roof terrace, onto the ground level.

Viewings: Viewings are strictly by appointment with the sole selling agents. For the attention of Emma Hodgkinson. 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: [//thinnestlobbed.declares](#)

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.

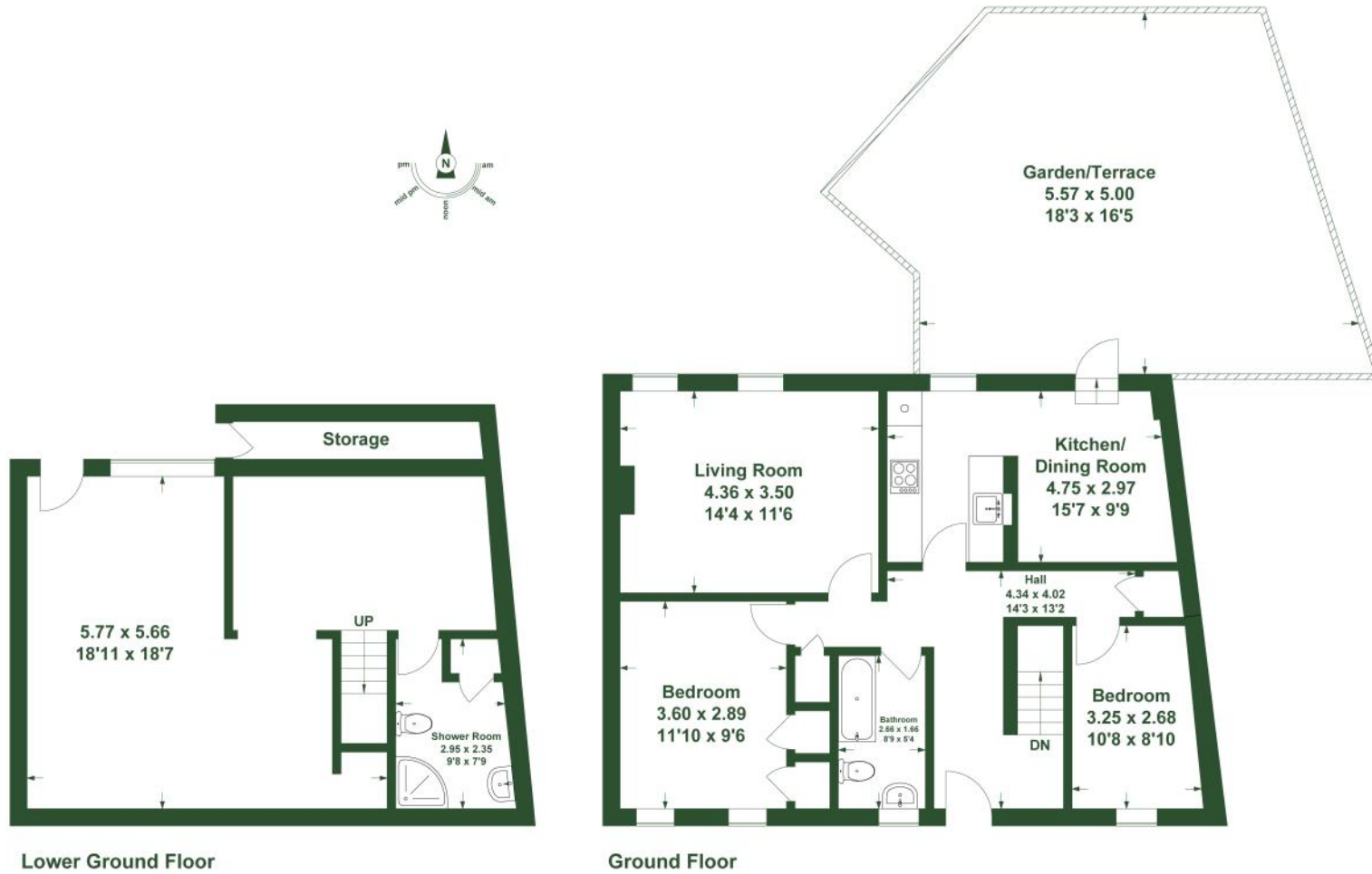
Mortgage Referrals: We refer some sellers and buyers to Key Mortgage Advice and other mortgage brokers. It is your decision whether you choose to deal with any person that we may refer you to including Key Mortgage Advice. Should you decide to use Key Mortgage Advice you should know that we would receive 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 : 122.16 sq m / 1315 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



Amitstead 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 Amitstead 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 Amitstead 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 | | 81 B |
| 69-80 | C | 72 C | |
| 55-68 | D | | |
| 39-54 | E | | |
| 21-38 | F | | |
| 1-20 | G | | |



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