



Aykfirth Cottage, Loftus Hill, Sedbergh
£290,000



Aykfirth Cottage, Loftus Hill

Sedbergh

A well proportioned semi-detached property located within the popular market town of Sedbergh, conveniently placed for the many local amenities and offering easy access to the market towns of Kirkby Lonsdale and Kendal, the Yorkshire Dales and Lake District National Parks and Junction 37 of the M6.

Nestled in a quiet residential area, this charming property boasts a comfortable living space that exudes warmth and character. The semi-detached dwelling features double glazing and gas central heating, ensuring a cosy atmosphere year-round. The sitting dining room is the heart of the home, complete with a multi-fuel stove for those cold winter nights, while the kitchen offers delightful garden views, providing a serene backdrop for every-day living. Upstairs, two generous double bedrooms and a family bathroom provide ample accommodation for a growing family or those seeking extra space. Convenient on-street parking is available for residents and visitors alike, making coming home a breeze.

Step outside into the beautiful rear garden, which's offers a peaceful retreat from the hustle and bustle of every-day life. Surrounded by greenery, the garden features seating areas perfect for relaxation and entertainment, along with space for potted plants to add a touch of nature to the setting. Established trees and hedges line the garden, providing privacy and a sense of seclusion, while an outhouse offers additional storage space for tools and equipment. A spacious patio seating area seamlessly connects the indoor and outdoor living spaces, ideal for alfresco dining or simply enjoying the fresh air. With ample room for garden furniture, this outdoor haven is a perfect extension of the home, inviting you to unwind and appreciate the beauty of nature right at your doorstep.

- Semi-detached property
- Double glazing
- Sitting dining room with multi fuel stove
- Gas central heating
- Kitchen with garden views
- Delightful gardens to the rear
- Two double bedrooms
- Quiet residential area
- Family bathroom
- On street parking

EPC RATING D

SERVICES

Mains electric, mains gas, mains water, mains drainage

COUNCIL TAX: BAND C

TENURE: FREEHOLD

DIRECTIONS

Entering Sedbergh follow the A684 as it merges into Main street and follow it round to the right and take the second exit at the round about onto Loftus Hill where Aykfirth is on the left.

WHAT3WORDS: loyal spruced assorted





LOWER GROUND FLOOR

BASEMENT

13' 6" x 9' 8" (4.12m x 2.95m)

GROUND FLOOR

ENTRANCE HALL

4' 4" x 3' 7" (1.31m x 1.08m)

SITTING DINING ROOM

21' 8" x 13' 4" (6.61m x 4.07m)

KITCHEN

10' 1" x 8' 0" (3.07m x 2.43m)

FIRST FLOOR

LANDING

6' 6" x 2' 7" (1.99m x 0.80m)

BEDROOM

11' 3" x 10' 10" (3.43m x 3.30m)

BEDROOM

9' 6" x 7' 0" (2.90m x 2.14m)

BATHROOM

6' 5" x 6' 4" (1.96m x 1.94m)











Basement

Ground Floor

7 Loftus Hill, Sedbergh

Total Area: 78.2 m² ... 842 ft²

For illustrative purposes only - not to scale. The position and size of features are approximate only.

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First Floor



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