

# Christopher Whelan

## 3 Weaving Terrace, Cowgill, Sedbergh LA10 5RJ



**£195,000**

Former Stone built Weaving shed in Cowgill, Dent believed to date back prior to 1800, renovated to create 4 Cottages.

Accommodation comprises: Entrance hall, lounge, kitchen and cellar.

Two bedrooms and bathroom. Central heating.

Garden with stone coal shed and garden shed.

River Dee at bottom of garden.

No forward chain.



Auctioneers, Estate Agents & Property Managers  
70, Main Street, Sedbergh, Cumbria LA10 5AD  
property@chriswhelan.co.uk www.chriswhelan.co.uk  
Tel: 015396 20293 Fax 015396 21650

## General

Stone built with stone flag roof. South facing.  
Converted approximately 1996.  
Smoke alarms.

**Accommodation** (All measurements are approximate)



## Entrance Porch and Hall

Fitted carpet. Telephone point (had broadband).

## Lounge

5.49m x 3.48m (18ft 0ins x 11ft 5ins)

Stone fireplace with multi fuel stove. Beam ceiling.  
Curtains and poles. Radiators. Cupboard under stairs  
with cellar access. Worcester oil fired boiler.  
Engineered wood floor. Smoke alarm.



**Cellar** 2.74m x 4.47m (9ft 0ins x 14ft 8ins)

1.85m (6ft 1ins) headroom

Under Lounge. Coal chute. Light and power. Tanked.  
Space saver stairs. Timber floor.

**Kitchen** 5.49m x 1.85m (18ft 0ins x 6ft 1ins)

Range of wall and base units. Stainless steel sink.  
Candy fridge, Hotpoint electric cooker. Curtains and  
poles. Double radiator. Fitted carpet. Plumbed for  
washer. Tile floor.



**Bedroom 1** 4.45m x 3.45m (14ft 7ins x 11ft 4ins)

L-shaped. Curtains and poles. Radiator. Fitted carpet.  
Smoke alarm.



**Bathroom** 2.2m x 1.85m (7ft 4ins x 6ft 1ins)

Panel bath with electric shower over, shower rail and curtain. Pedestal basin and WC. Tiled splash. Extractor. Bathroom cabinet. Velux rooflight. Radiator. Vinyl floor covering.



**Bedroom 2** 5.46m x 3.07m (17ft 11ins x 10ft 1ins)

L shaped. Curtains and poles Double radiator. Fitted carpet.



**Attic space**  
Boarded. Light.

**Outside**

Garden. Stone coal shed. Garden shed. River Dee at bottom of garden. Parking space and access along Terrace. Oil tank. Water tap in garden.



**Services**

Mains electricity to house & sheds. Mains Water. Septic tank shared by 4 houses £110 to empty shared

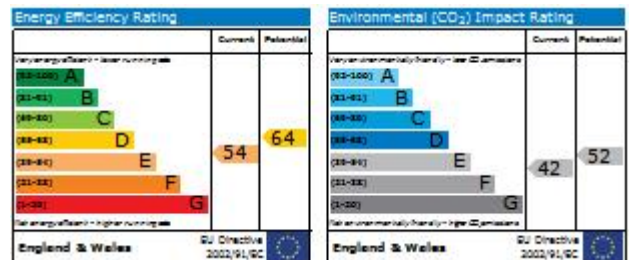
**Council Tax**

Band C £1393.91 payable 2011/12

**Tenure**

Freehold

**EPC Graph**



## **Floorplan**

### **Directions**

From Sedbergh take the road to Dent. In Dent bear left at the George and Dragon, continue for approx. 3.5 miles, pass Cowgill Church on left go over bridge, take the next right turn down a short lane to Weaving Terrace which is directly in front of you.

**Local Authorities:** South Lakeland District Council, Kendal. Cumbria County Council, Carlisle

**Planning Authority:** Yorkshire Dales National Park, Yoredale, Bainbridge, Leyburn. N.Yorkshire DL8 3EL.

**If you are interested in making an offer or discussing the price or terms of purchase contact the agent only.**

**Viewing strictly by appointment only.**

**Telephone: 01539 620293      Fax 01539 621650**

We endeavour to make our sales details accurate and reliable but they should not be relied on as a statement or representation of fact and they do not constitute any part of an offer or contract. The seller does not give any warranty or representation in relation to the property and we have no authority to do so on behalf of the seller.

Services, fittings and equipment referred to in the sales details have not been tested (unless otherwise stated) and no warranty can be given as to their condition.

We would strongly recommend that all the information which we provide about the property is verified by you and your advisers. If there is any point of particular importance to you we will be pleased to provide additional information or to make further enquiries.

Please contact us before viewing the property. We will also confirm that the property remains available. This is particularly important if you are making a long journey.