

**Christopher  
Whelan**

**Alpha, Firbank, Sedbergh LA10 5EN**



**Price £865,000**

**A six bedroom detached house in an elevated position with spectacular views of the Yorkshire Dales.**

**With two bathrooms, two reception rooms and integral double garage. Portal frame agricultural building currently used for storage and stables plus 3 acre paddock.**

**Further land may be available to rent**



**Auctioneers, Estate Agents & Property Managers**  
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## General

Double glazed throughout. Loft area - Full length of lounge, boarded and shelving.



## Accommodation

All measurements are approximate and given as a guide only.

### Entrance and Hallway

Double doors to outside. Built in cupboard housing Vaillant Combi Calor gas boiler. Carpet. Telephone point. 2 wall lights. Cupboard under stairs. Radiator in cupboard. Radiator.

### Kitchen

**6.91m x 2.92m (22ft 8ins x 9ft 7ins)**

Range of wall and base units, dishwasher, Rangemaster Elan 6 gas rings, 1.5 bowl sink with monobloc tap. Canopy with extractor. Polished granite work top. Down lighters. Double radiator. Windows on 2 walls. Skirting radiator. Vinyl floor tiling.



### Dining Room

**6.86 x 4.09m (22ft 6ins x 13ft 5ins)**

Curtain glazing producing panoramic views. Hatch way to kitchen. Herringbone laminate flooring. Pair drop crystal style chandeliers. McVae curtain pole. 2 double radiators.



### Lounge

**3.86m 5.94m (12ft 8ins x 19ft 6ins)**

**Plus bay 0.99m x 3.58m (3ft 3ins x 11ft 9ins)**

Portland stone fireplace with calor gas coal effect fire. 2 double radiators. Double doors to hallway. Fitted carpet. TV aerial. Brass curtain poles.



### Bathroom 1

**1.85m x 3.28m (6ft 1in x 10ft 9ins)**

Vernon Tullsbury bathroom suite consisting of panel bath, WC, bidet and basin in corner unit. Tiled to Dado. Radiator.

### Bedroom 1/Office

**2.87m x 2.74m (9ft 5ins x 9ft 0ins)**

At rear of house. Double radiator.

**Bedroom 2**                    **3.89m x 3.86m (12ft 9ins x 12ft 8ins)**

At front of house. Blinds. Curtain poles. Wall lights. Fitted carpet. Double radiator.



**Downstairs to:-**

**Utility Room**                    **2.69m x 1.57m (8ft 10ins x 5ft 2ins)**

Stainless steel sink with double drainer, plumbed for washing machine. Tiled walls. Downlighters. Radiator. Vinyl flooring.

**Bathroom 2**                    **1.85m x 2.92m (6ft 1in x 9ft 7ins)**

Sanivan fitting EC, pedestal basin, shower cubicle with Mira shower. Tiled to dado. Fitted carpet. Double radiator. Removable access panel for drains. Down lighters.

**Bedroom 3/Play room**

**4.85m x 3.63m (15ft 11ins x 11ft 11ins)**

Timber fire surround with cast iron Victorian style fire. Fitted carpet. Radiator.

Internal windows to office – fish tank.

**Study/Dressing Room**    **2.87m x 2.92m (9ft 5ins x 9ft 7ins)**

Split level floor

**Bedroom 4**                    **3.89m x 2.95m (12ft 9ins x 9ft 8ins)**

Fitted carpet. Radiator. Curtain poles

**Bedroom 5**                    **3.05 x 4.11m (10ft 0ins x 13ft 6ins)**

Curtain rail. Carpet.

**Bedroom 6**                    **3.63 x 2.97m (11ft 11ins x 9ft 9ins)**

Double radiator. Curtain pole. Carpet.



**Outside**

**Attached Garage**            **8.23m x 4.17m (27ft 0in x 13ft 8ins)**

Concrete floor. Electrically operated up and over door. Loft over.

**Garden**

At side and front, including conifers and water feature.



Below the house shielded from view by tree planting is an agricultural building 18.06 x 13.34m (59ft 3ins x 43ft 9ins). Steel portal frame with block work to 2.06m(6ft 9ins)coated metal cladding and concrete floor. Currently divided to provide 6 stables 3.66 x 2.9m (12ft 0ins x 9ft 6ins), each with hayrack and water bowl. Minimum headroom 3.05m (10ft 0ins) and a workshop area. The building can be used to house the owner’s horses but any commercial use would require planning consent.



There is space for an outside manege.

The land extends to some 3 acres or thereabouts and we understand that a further 15-20 acres could be available to rent from a neighbour.

**Council Tax**

Band E £1894.95 2010/11. Review pending.

**Services:**

Mains electricity. LPGas tank. Private water from borehole in garage. Septic tank.

**Tenure – Freehold**

**Directions**

From Sedbergh take the A684 signposted Kendal for approximately 2.5 miles. Turn right opposite Black Horse house up Shacklabank Lane. Follow lane for just over a mile then go down a turning to the right marked “Private Road”. Follow the road all the way down to the end and behind the farm house.

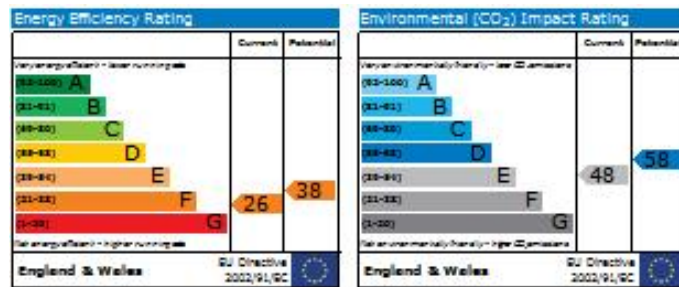
**Local Authorities**

South Lakeland District Council, Kendal.  
Cumbria County Council, Carlisle

**Planning Authority**

South Lakeland District Council, Kendal.

**EPC**



**Floorplan**



GROUND FLOOR



LOWER GROUND FLOOR

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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