

**Christopher
Whelan**

The Old Police House, Garsdale, Sedbergh LA10 5PQ



Guide Price £245,000

A three bedroom character property set in Garsdale in the Yorkshire Dales.

Formerly the police house for the area, the property retains original features such as a cell door.

Accommodation comprises entrance hall, kitchen, lounge, dining room, office, conservatory, family bathroom and three bedrooms.

Garage, garden to rear and parking for one car.

Now in need of some modernisation.



Auctioneers, Estate Agents & Property Managers
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Accommodation (All measurements are approximate)

Kitchen 2.72m x 3.99 (8ft 11ins x 13ft 1ins)

Range of wall and base units, with pine doors.
Bosch half size dishwasher. Electric cooker.
Microwave. Fridge freezer. Stainless steel sink.
Oine clad ceiling. Downlighters. Laminate floor.
Radiator. Stable door (external). Old cell door.
Stained timber double glazed windows. Blind.



Dining Room 2.44m x 4.90 (8ft 0ins x 16ft 1 ins)

Pine clad ceiling. Old former fireplace marked
1857. Radiator. carpet. Walllights.



Lounge 3.35m x 4.80m (11ft 0ins x 15 ft 9ins)

Stairs off. Library door to hall. Timber and tile
fireplace. Flag hearth. Woodburning stove. Wall
lights. Radiator. carpet.



Office 2.59m x 2.87m (8ft 6ins x 9ft 5ins)

Sash windows. Laminate floor. Radiator.



Entrance hall

Front door. Cupboard.

Conservatory

4.21m x 2.06m (13ft 11ins x 6ft 9ins)

uPVC double glazed. Quarry tile floor.



First floor

Bathroom 2.18m x 2.31m (7ft 2ins x 7ft 7ins)

Part tiled. Bath with shower over. Pedestal basin. WC. Towel rail. uPVC double glazed window. Stained timber floor. Airing cupboard.



Bedroom 1 2.90m x 3.96m (9ft 6ins x 13ft 0ins)

To the front of the property. Sash window. Radiator. carpet. Built in cupboards.



Inner hall 2.90m x 2.50m (9ft 6ins x 8ft 2ins)

Timber double glazed window. Carpet. Radiator.

Bedroom 2 2.82m x 3.07m (9ft 3ins x 10ft 1ins)

To the rear. Timber double glazed windows. Radiator. carpet.



Corridor

Radiator. carpet. Access to attic.

Bedroom 3 3.0m x 4.10m (9ft 10ins x 13ft 5ins)
To the front. Sash window. Carpet. Radiator.



Services

Private water. Mains electricity. Septic tank. Telephone.

Council Tax

Band D £1546.70 2011/12

Tenure

Freehold.

Outside

Paved area at rear.



Floorplan



Garage

Stone concrete floor. Up and over door. Light and power.

Boiler house

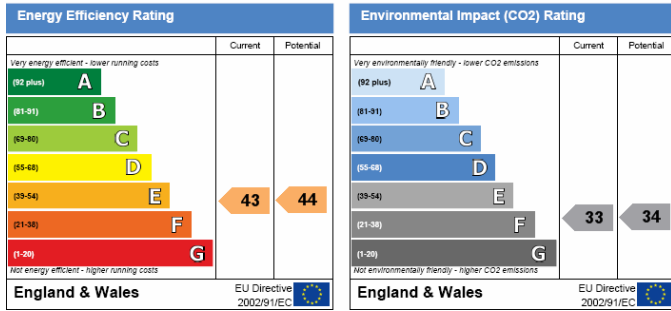
Oil fired boiler and oil tank.

Driveway with parking for one car.

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 error, 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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EPC Graph

Address: Old Police House, , Garsdale, SEDBERGH, LA10 5PQ
RRN: 9798-5902-6259-9539-2914



Directions

From Sedbergh follow the A684 signposted Garsdale/Hawes. Approximately 6.3 miles along this road you will come into Garsdale. The old Police House is the last property on the right.

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.