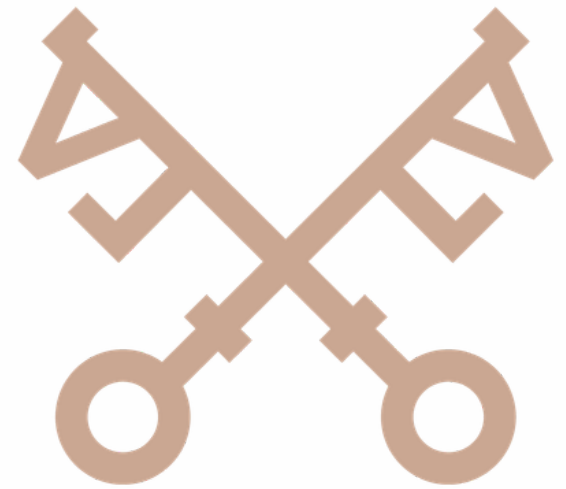




3 Bracken Fold,
Sedbergh

 **lunevalley**
ESTATES.

3 BRACKEN FOLD, SEDBERGH



Nestled within the exclusive Bracken Fold development on the edge of the sought-after market town of Sedbergh, this exceptional three/four bedroom, three bathroom barn conversion enjoys an enviable position surrounded by open countryside in the heart of the Yorkshire Dales National Park. Beautifully blending original character with contemporary design, the property offers stylish and beautifully appointed accommodation arranged over three floors, thoughtfully designed to embrace its spectacular rural setting. The versatile layout could suit a range of lifestyles, with one of the first floor rooms offering the flexibility to be used as an additional lounge, snug or home office if preferred.

Whether you're searching for a permanent home, a weekend retreat or an investment holiday property, this superb conversion delivers the perfect balance of tranquillity and accessibility. Sedbergh's independent shops, cafés, restaurants and renowned schools are just moments away, while the M6 provides excellent connections to Kendal, Lancaster and beyond.



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Property Type:

*Semi
Detached*

Square Footage:

1,330 sqft

Council Tax Band:

E

EPC:

B

Tenure

Freehold

Take a closer look...





Why Sedbergh?

SEDBERGH IS WIDELY REGARDED AS AN EXCEPTIONAL PLACE TO LIVE, THANKS TO ITS RARE COMBINATION OF STUNNING NATURAL SURROUNDINGS, A CLOSE-KNIT COMMUNITY, AND AN EXCELLENT QUALITY OF LIFE. NESTLED BETWEEN THE YORKSHIRE DALES AND THE LAKE DISTRICT, THE TOWN OFFERS UNPARALLELED ACCESS TO WALKING, CYCLING, AND A WIDE RANGE OF OUTDOOR PURSUITS. DESPITE ITS PEACEFUL RURAL SETTING, SEDBERGH BOASTS A LIVELY LOCAL CENTRE, WITH INDEPENDENT SHOPS, WELCOMING CAFÉS, TRADITIONAL PUBS, AND HIGHLY REGARDED SCHOOLS. IT IS ALSO ONE OF THE FEW PLACES IN THE UK WITH ITS OWN MEDICAL PRACTICE WHERE PATIENTS CAN OFTEN SECURE NEXT-DAY APPOINTMENTS—AN INCREASINGLY RARE AND VALUABLE BENEFIT. IN ADDITION, THE TOWN IS WELL SERVED BY A LOCAL CHEMIST AND A DENTAL PRACTICE, FURTHER ENHANCING ITS APPEAL FOR EVERYDAY CONVENIENCE. ITS SAFE, FRIENDLY ATMOSPHERE AND STRONG SENSE OF COMMUNITY MAKE IT PARTICULARLY ATTRACTIVE TO FAMILIES, PROFESSIONALS, AND THOSE SEEKING A QUIETER PACE OF LIFE. WITH CONVENIENT CONNECTIONS TO NEARBY MARKET TOWNS AND TRANSPORT LINKS, SEDBERGH SUCCESSFULLY BALANCES TRANQUILLITY WITH ACCESSIBILITY—MAKING IT AN IDEAL CHOICE FOR ANYONE LOOKING FOR A WELL-CONNECTED YET IDYLIC COUNTRYSIDE LIFESTYLE.

3 Bracken Fold, Sedbergh





EXTERNALLY, THE PROPERTY ENJOYS LOW MAINTENANCE OUTDOOR SPACES THAT PERFECTLY COMPLEMENT ITS IDYLIC RURAL SETTING. TO THE FRONT, A GENEROUS STONE FLAGGED TERRACE PROVIDES AN IDEAL SPACE FOR AL FRESCO DINING, ENTERTAINING OR SIMPLY RELAXING WHILST TAKING IN THE VIEWS ACROSS THE SURROUNDING COUNTRYSIDE. THE OUTDOOR SPACE HAS BEEN DESIGNED FOR EASE OF MAINTENANCE, ALLOWING MORE TIME TO ENJOY THE EXCEPTIONAL SURROUNDINGS AND THE WEALTH OF OUTDOOR PURSUITS ON THE DOORSTEP. TO THE SIDE OF THE PROPERTY IS A FURTHER STONE FLAGGED AREA PROVIDING USEFUL EXTERNAL STORAGE ADDING TO THE PRACTICALITY OF THE HOME. THE PROPERTY ALSO BENEFITS FROM TWO ALLOCATED PARKING SPACES, ENSURING CONVENIENT OFF ROAD PARKING FOR RESIDENTS AND VISITORS ALIKE; AND A CONVENIENT AND FUTURE-PROOF ELECTRIC CAR-CHARGING POINT. SURROUNDED BY THE BREATHTAKING SCENERY OF THE YORKSHIRE DALES NATIONAL PARK, THE PROPERTY ENJOYS AN ENVIABLE SETTING WHERE SPECTACULAR COUNTRYSIDE AND AN ACTIVE OUTDOOR LIFESTYLE COME TOGETHER. WITH A WEALTH OF WALKING AND CYCLING ROUTES AVAILABLE FROM THE DOORSTEP, TOGETHER WITH THE INDEPENDENT SHOPS, CAFÉS AND AMENITIES OF SEDBERGH JUST MOMENTS AWAY, THIS EXCEPTIONAL HOME OFFERS AN OUTSTANDING COMBINATION OF RURAL TRANQUILLITY AND MODERN CONVENIENCE.









Zzz...ooo



WHERE CAN I FIND...



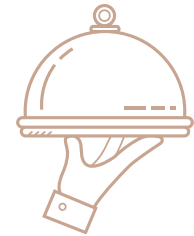
The Closest Schools?

Sedbergh School - 18 Minute Walk
& 4 Minute Drive



The Local Shop?

SPAR, Sedbergh - 15 Minute
Walk & 3 Minute Drive



A Delicious Meal?

The Fairway Restaurant - 28
Minute Walk & 7 Minute Drive



Somewhere Nice to Walk the Dog?

Miles of endless rambling
right on your doorstep!



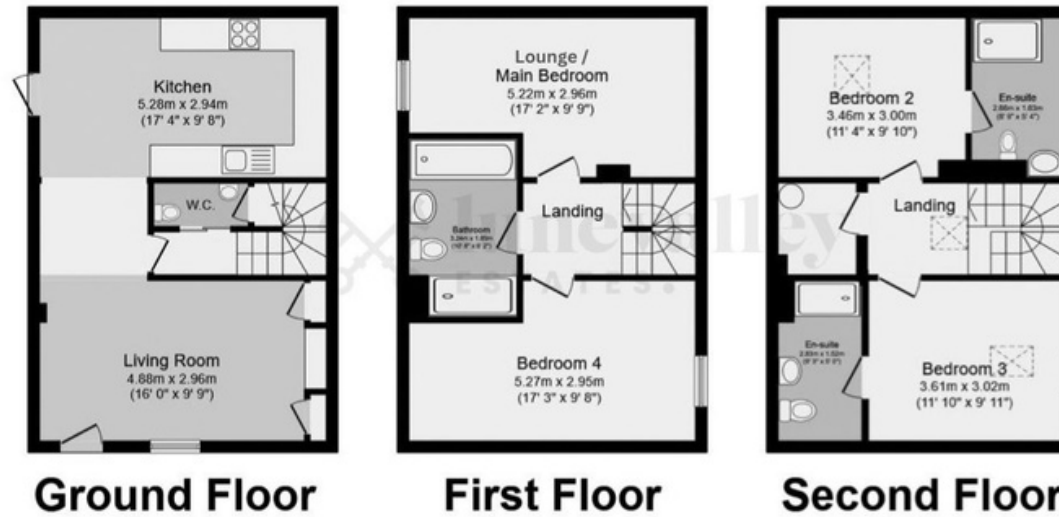
A Refreshing Pint?

The Thirsty Rambler - 3 Minute
Drive & 19 Minute Walk



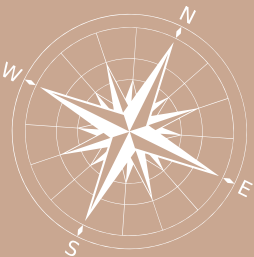
Closest Transport Links
Station Road, Sedbergh Bus
Stop - 12 Minute Walk

Dent Rail Station - 18 Minute
Drive



Total floor area 123.5 m² (1,330 sq.ft.) approx

This plan is for layout guidance only and is not drawn to scale unless stated. Windows and door openings are approximate. Whilst every care has been taken in preparation of this plan, please check all dimensions, shapes and compass bearings before making any decision reliant upon them.



Whilst every attempt has been made to ensure the accuracy of this floorplan, 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.

3 Bracken Fold, Sedbergh

3 Bracken Fold, Station Road, Sedbergh, LA10 5HP



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015242 56625 | team@lunevalleyestates.com | www.lunevalleyestates.com