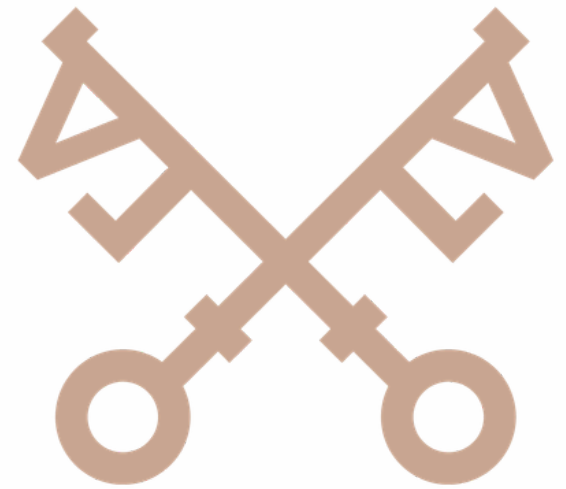




The Bourne, Sedbergh



THE BOURNE, SEDBERGH



From the moment you turn onto the sweeping driveway and see the house sitting centrally within its gardens, there is an immediate sense of privacy, space and escape. Mature trees, carefully planted borders, open countryside and those spectacular fell views create a setting that feels wonderfully peaceful, yet the centre of Sedbergh is still within easy reach.

This is a home made for a slower, richer way of life. Mornings can begin with a walk beside the river, an afternoon might be spent on the fairways at Sedbergh Golf Club, which is close by, while warmer days bring the simple pleasure of wandering down to a fantastic local wild swimming spot just a short walk from the house. Step outside the front door and the landscape becomes part of everyday life.

Sedbergh itself is one of the Yorkshire Dales National Park's most characterful communities. Known as England's Book Town, it has an individuality and warmth that is increasingly difficult to find, with independent shops, cafés, places to eat and a strong sense of community. For walkers, runners and cyclists, the possibilities are almost endless, with routes stretching directly into the surrounding Howgills and the wider Yorkshire Dales, including the Dales Way.

Families are particularly well catered for, with primary and secondary education within the area alongside the internationally renowned Sedbergh School. And while the surroundings feel reassuringly rural, they are far from isolated. Junction 37 of the M6 can be reached in around ten minutes, placing Kendal, the Lake District and wider transport links comfortably within reach. It is that rare combination of countryside, community and connectivity that makes Sedbergh such an exceptional place to call home.



Property Type:

Detached House

Square Footage:

1,627 sqft

Council Tax Band:

F

EPC Rating:

F

Tenure

Freehold

Take a closer look...





Why Sedbergh?

SEDBERGH OFFERS THE PERFECT BALANCE OF COUNTRYSIDE, COMMUNITY AND CONNECTIVITY. SET BENEATH THE HOWGILL FELS WITHIN THE YORKSHIRE DALES NATIONAL PARK, IT OFFERS EXCEPTIONAL WALKING, CYCLING AND OUTDOOR PURSUITS, ALONGSIDE INDEPENDENT SHOPS, CAFÉS AND EXCELLENT SCHOOLING. WITH SEDBERGH GOLF CLUB NEARBY AND JUNCTION 37 OF THE M6 ONLY A SHORT DRIVE AWAY, IT IS AN IDEAL PLACE TO ENJOY A QUIETER PACE OF LIFE WITHOUT FEELING REMOTE.

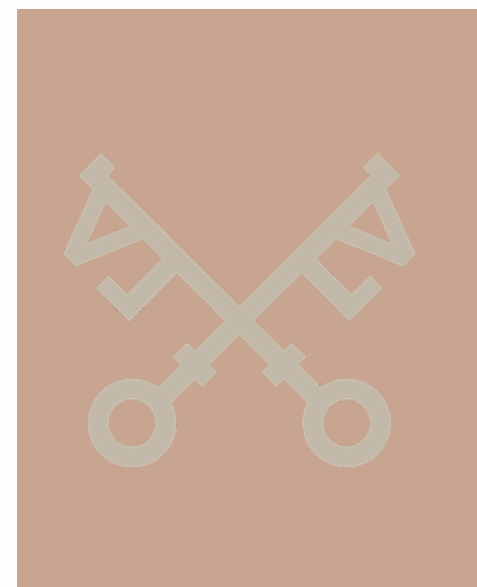
The Bourne, Sedbergh





THE GRAVELLED DRIVEWAY, APPROACHED ACROSS A TRADITIONAL CATTLE GRID, PROVIDES AMPLE PARKING FOR NUMEROUS VEHICLES AND LEADS TO A SINGLE GARAGE WITH POWER AND LIGHTING. A SEPARATE STONE-BUILT POTTING SHED, ALSO WITH ITS OWN ELECTRICITY SUPPLY, WILL UNDOUBTEDLY APPEAL TO KEEN GARDENERS AND PROVIDES VALUABLE ADDITIONAL STORAGE OR WORKSPACE. THE GARDENS ENVELOP THE HOUSE ON EVERY SIDE AND HAVE BEEN THOUGHTFULLY LANDSCAPED TO CREATE A SERIES OF BEAUTIFUL AREAS TO ENJOY THROUGHOUT THE SEASONS. MATURE TREES AND ESTABLISHED SHRUBS PROVIDE COLOUR, SHELTER AND PRIVACY, WHILE PLANTED BORDERS SOFTEN THE HOUSE AND CREATE AN ATTRACTIVE BACKDROP WHEREVER YOU LOOK. TO THE REAR, A GRAVEL COURTYARD PROVIDES A WONDERFULLY SECLUDED SETTING FOR OUTDOOR DINING — SOMEWHERE TO LIGHT THE BARBECUE, POUR A GLASS OF WINE AND WATCH THE EVENING LIGHT MOVE ACROSS THE FIELDS AND HILLS BEYOND. TO THE EAST SITS A PRIVATE ORCHARD, COMPLETE WITH ESTABLISHED FRUIT TREES. IT FEELS LIKE A LITTLE WORLD OF ITS OWN: PEACEFUL, SHELTERED AND WONDERFULLY INFORMAL, WHETHER USED FOR GARDENING, CHILDREN PLAYING, SUMMER PICNICS OR SIMPLY FINDING A QUIET BENCH AND ENJOYING THE SURROUNDINGS.







Zzz...ooo









WHERE CAN I FIND...



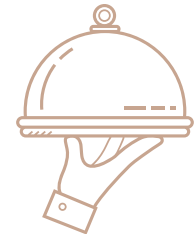
The Closest Schools?

Sedbergh School - 25 Minute Walk & 5 Minute Drive



The Local Shop?

SPAR, Sedbergh - 4 Minute Drive



A Delicious Meal?

The Fairway Restaurant - 12 Minute Walk & 2 Minute Drive



Somewhere Nice to Walk the Dog?

Miles of endless rambling right on your doorstep!



A Refreshing Pint?

The Dalesman - 20 Minute Walk & 3 Minute Drive



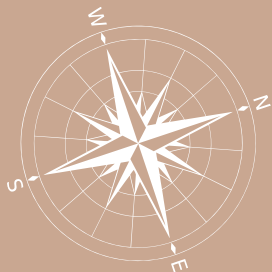
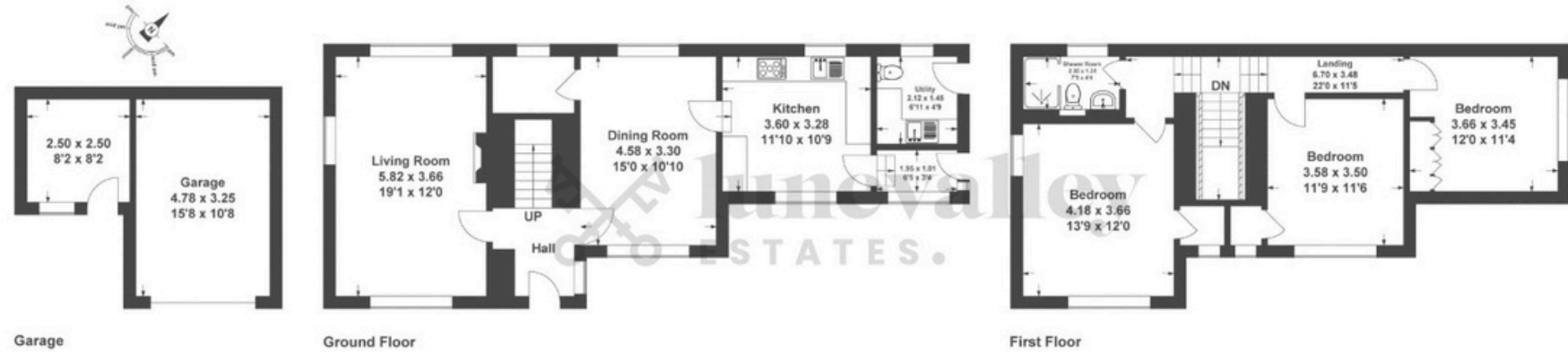
Closest Transport Links

Dent Train Station - 25 Minute Drive
Millthorpe Bridge Bus Stop - 5 Minute Walk





Approximate Gross Internal Area : 128.94 sq m / 1388 sq ft
 Garage : 22.16 sq m / 239 sq ft
 Total : 151.10 sq m / 1627 sq ft



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.

*The Bourne,
Sedbergh*

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