



WHIT BECK HOUSE, GARSDALE

SEDBERGH, LA10 5NS

£625,000
FREEHOLD

Set in the Yorkshire Dales National Park, Whit Beck House is a well-proportioned 3 bed semi-detached house in a picturesque position with well-maintained gardens and grounds. Whit Beck House is just 3 miles from the market town of Sedbergh, and 6 miles from Garsdale railway station.



WHIT BECK HOUSE, GARSDALE

- Character Semi-detached House
- 3 Bedrooms plus dressing room
- 2 Reception Rooms
- Cellar
- Large Garage & Workshop Both with Light & Power
- Gated Off Road Parking for 3 Cars
- Orchard & Field Barn
- Well Maintained Gardens, Patios & Allotment with Views
- Beautiful Position Just 3 Miles From Sedbergh & 6 Miles From Garsdale Station



Internally the house benefits from period features, generous room sizes and is beautifully presented throughout. Entrance to the property is via the enclosed front porch which leads directly into the kitchen.

To the front of the house there is the living room with wood burning stove and a large window with deep sill overlooking the front garden. Also, to the front of the house is the kitchen also with a window to the front. The kitchen is fitted with modern units and includes an inset stainless steel sink with drainer. There are integrated appliances, including oven, hob and fridge freezer. Adjoining the kitchen is the dining room, from here there is a door to the rear porch. The rear porch is a versatile space with plumbing for a washing machine and windows overlooking the rear garden and door to the patio.

From the hall there is a door to the office with exposed stone wall, character shelving and worktop. An enclosed stone staircase leads down to the lower ground floor. On the half landing there is a separate cloak room with W.C and hand basin. There is also plumbing for a washing machine The steps continue down to the cellar with stone walls, shelves and a flagged floor. This room also benefits from plumbing for a washing machine.

To the first floor there are three double bedrooms and a dressing room. The primary bedroom benefits from a stylish ensuite. The house bathroom has a three-piece suite with W.C, hand basin and bath with shower off the taps, as well as a separate shower cubicle.

Living Room

The living room offers a warm and inviting space with a charming stone fireplace as its focal point. A large window allows plenty of natural light to fill the room, accentuating the light flooring that adds to the cosy atmosphere.

Kitchen

The kitchen is a fantastic size with modern country-style cabinetry and a large central island offering seating for casual dining or socialising. Exposed ceiling beams and a light herringbone-patterned floor enhance the character and charm of the space, which also benefits from ample storage and workspace.

Dining Room

This well-proportioned dining room features a large window with a window seat, creating a pleasant dining area that makes the most of the natural light. Shelving niches provide space for display or storage, complemented by subtle wall panelling that adds character to the room.

Hall

This practical hallway connecting several rooms features a staircase to the upper floor and plenty of space for daily use. It provides a smooth flow through the property, linking the kitchen, living room, dining room, and office with ease.

Office

The office space is enhanced by a feature exposed

stone wall with integrated shelving, lending a rustic yet refined ambience. A window overlooks the outdoors, flooding the room with natural light, making it an excellent spot for work or study.

Primary Bedroom

The primary bedroom is spacious with a large window and an en-suite bathroom. The room is decorated in soft neutral tones with a traditional wooden bed frame, making it a restful retreat.

En-Suite

The ensuite bathroom is fitted with a freestanding bath, a vanity unit with a marble countertop, and a heated towel rail. Contemporary fixtures and fittings combine with the traditional beam to create a stylish yet practical space.

Bedroom 2

The bedroom is bright and airy, with a large window and traditional wooden furniture adding to the cosy feel. Adjoining this room is the dressing room a unique feature making the most of the space.

Bedroom 3

This bedroom includes a built-in wardrobe and a small dressing table area, combining practicality and comfort. The neutral colour scheme maintains a bright and fresh ambience throughout the room.

House Bathroom

A further bathroom features a bath with a shower over, separate shower cubicle, a sink with storage

underneath, and a wc, all finished in a contemporary style with neutral tones and a heated towel rail.

Cellar

The cellar provides a useful additional space that could be adapted to suit a variety of needs and currently has plumbing for a washing machine. Accessed via stairs from the main hall and situated alongside a downstairs WC.

Rear Garden

The rear garden is beautifully maintained, offering an expansive lawn bordered by mature shrubs and trees, as well as green houses and vegetable beds. A stone paved patio area provides a perfect spot for outdoor dining or relaxing while enjoying the peaceful surroundings and spectacular countryside views.

Garage

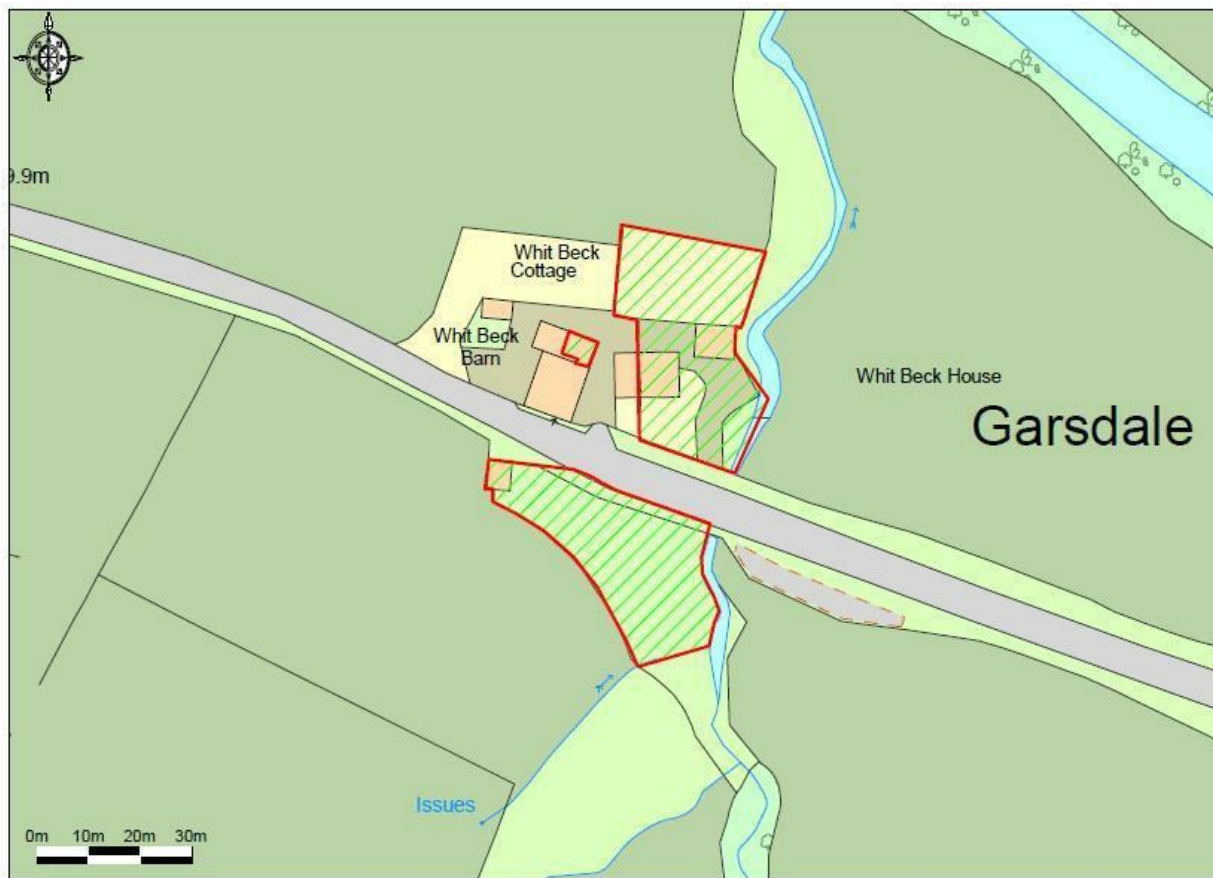
Externally, the property boasts a traditional stone-built garage with double doors, providing secure parking and additional storage space. The garage complements the character of the house and is accessed via a paved driveway.

Outbuildings

Additional outbuildings include a second garage and a barn, both stone-built and offering versatile storage or workshop potential. There are also two further outbuildings, a garden store, and boiler room, housing the wood pellet boiler, enhancing the practical benefits of the property.

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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		94
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E	50	
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

EPC Rating: E Council Tax Band: D

Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers/tenants are advised to recheck the measurements

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