



Fell Garth
Millthrop | Sedbergh | Cumbria | LA10 5SP

FINE & COUNTRY

FELL GARTH



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Welcome to Fell Garth, Millthorp, Sedbergh, LA10 5SP

A striking and successful blend of old and new; within the stone and flagged exterior of this delightful detached period cottage sits a chic and elegant interior. There's nothing twee and rustic about this country cottage that's for sure. Bold and confident, glamorous and justifiably self assured every element has been hand picked and rigorously selected to create a highly individual and bespoke property.

Once a detached barn, the cottage has been given a comprehensive and stylish refurbishment by the present owners offering the potential for purchasers to move straight in and start enjoying the undeniable fruits of someone else's creativity and hard work; It's quirky and delightfully individual; it certainly stands out from the crowd and will suit a buyer searching for a unique home.

A side porch leads into the combined sitting and dining room. Walk through to the central hall and there's an entrance vestibule providing an alternative access to the front lane. Also on the ground floor is the breakfast kitchen, an office/third bedroom and a cloakroom. Rising to the first floor is the principal bedroom with ensuite bathroom, a second double bedroom and a shower room. Outside the newly landscaped garden provides off road parking for two or three cars and a sheltered seating area.

Off the beaten track, Millthorp is a small Conservation Area hamlet within the Yorkshire Dales National Park and offers a slice of country life in a strong local community with good accessibility and connection to local services in the lovely Dales market town of Sedbergh.

When we first saw the cottage it was dated and needed updating, but we liked the space and character and felt it had potential for us to create something that was a little quirky with a combination of old and new.

We were already local so knew of the cottage; we liked the position on the edge of the hamlet as there is a sense of openness about it. We enjoy the security of having other properties around us and the support that neighbours can bring, there are a few holiday cottages, but most properties are lived in full time. We've enjoyed being part of the local community.









Location

Leave the M6 at J37 and head east into Yorkshire; just over five miles from the motorway and you're in a different world. As you approach Sedbergh the valley stretches out in front and the glorious Howgill Fells rise up in greeting; it is a breathtaking view, guaranteed to lift spirits. Millthrop is a small hamlet nestling just over half a mile to the south of Sedbergh, within the Yorkshire Dales National Park it lies on the southern bank of the River Rawthey and has little more than a cluster of properties on a small network of single track lanes. Utterly charming, this is a delightful spot. The hamlet is off the main thoroughfare and as such is a quiet and tranquil place to call home if you are seeking a country retreat.

Surrounded by the fells, the nearby Dales town of Sedbergh has a comprehensive range of local amenities centered on the attractive Main Street which is home to an array of independent retailers, including a traditional grocer and butcher, ironmonger, florist, sweet shop and a Spar supermarket. As an official book town, there is also a selection of book shops and a town library. Healthcare wise there is a medical centre, a dentist and a vet. Sedbergh has a weekly Wednesday market held in the car park on Joss Lane and monthly during the summer, Main Street is the setting for an artisan market.

The renowned and independent Sedbergh School has extensive facilities which are available for local residents to enjoy, including the swimming pool, various sports facilities and concerts in the state-of-the-art music hall. This is an amazing and highly prized facility for locals.

Country life in Millthrop is rural but not remote; access to the M6 at J37 is just over 5 miles away and if you need to hop on a train then Oxenholme station on the main West Coast line is just over 10 miles away. From here London and Edinburgh can both be reached in less than 3 hours bringing travel for work and pleasure within easy reach.



We've dogs and so the ability to walk straight from the door without getting in the car has been brilliant, from here we can head off in any direction, the Dales Way goes right past the door.

Step inside

This contemporary styled cottage brings together clean lines, strong and atmospheric colour schemes and confident choices of textured and tactile material. Great attention to detail has been spent in the smallest of design decisions to tremendous overall effect culminating in a sophisticated interior.

An original barn conversion, bought by the present owners in 2020 it is with a heavy heart that they now sell Fell Garth after all of their hard work but they've decided to find a property that will enable them to fulfil their future dreams. The renovation has included rewiring and all new sockets and switches, wifi controlled sound speakers to the kitchen, shower room and bathroom, the installation of wood look PVC double glazed windows (a pale grey colour externally and a crisp, classic white internally) with sleek Silestone internal window cills, a new composite back door and construction of a side porch. There is an upgraded oak and glass staircase, oak finished internal doors, a pair of etched copper heated panels in the sitting room and hall (absolutely individual and work of arts in their own right), new lacquered pewter finish radiators elsewhere, a stunning inset electric fire and media wall. They have installed a sleek new kitchen with integral appliances, contemporary cloakroom and bathroom fittings with coordinating accessories. Finally, bringing the whole scheme together is the new decoration, wall tiling and floor coverings (including hardwearing Karndean, MFlor and porcelain floor tiles).

Sensitive to the period nature of the cottage the decision was made not to remodel the accommodation to make it too open plan by removing internal walls. It was felt more important to keep spaces distinct and instead aesthetically tie them together with unifying interior choices. However, one seemingly small change that has made a big difference was the removal of the hall to kitchen door, simply leaving the opening. On the face of it, a small design decision but it has opened up the space and enables a lovely long view from the sitting room right through the central hallway to the breakfast kitchen beyond. As such the accommodation feels more spacious with an enhanced flow.

The front elevation faces west, the gable end towards the south and the back of the cottage easterly and as such Fell Garth enjoys the sun most of the day.

Here's the guided tour....

The front door opens off the lane into a vestibule, it's probably the entrance guests will take as those parking will come in through the side porch storing boots and coats as they go. The staircase hallway is centrally positioned and has two walls of slate tiling, dark grey in colour, it is highly atmospheric with wall lights that cast shafts of light both up and down the textured finish. Light from the fabulous five pendant light hanging in the stairwell makes a sophisticated centerpiece and reflects off the glass balustrade of the stairs. Off the hall there is a cloakroom; two piece and contemporary there is a loo and wash basin on a Silestone plinth. Duravit sanitaryware has brushed bronze fittings, there's an LED mirror and incredibly striking matt black and white marble porcelain tiles.

The combined sitting and dining room makes for a lovely, sociable space. With a triple aspect, light comes in most of the day. The focal point is a media wall with space for a recessed TV over a long thin rectangular inset electric fire. Maximum impact but with minimal work, dust and clutter. Perfect! Pine beams have been stripped of their heavy gloss paint and provide an attractive feature and hardwearing Karndean flooring is laid in a herringbone design.

The kitchen creates a high impact design statement – matt black handleless cabinet doors, speckled black quartz Silestone worktops, a breakfast bar with space for two stools over which hangs three pendant lights with striking Edison style bulbs. Appliance wise there is four ring gas hob, oven and combination oven/microwave and grill (all of which are NEFF), circulator fan and fridge freezer (both Zanussi), Bosch dishwasher and an INTU instant hot water tap. Wall tiling is deep teal in colour which echoes the paint colour in the hall. Continuing the monochrome palette are stunning large Italian porcelain floor tiles, marble effect in white with a grey vein.

Finally on the ground floor is a room currently used as a home office, but it would lend itself equally well to a third bedroom. There's herringbone patterned Karndean flooring, three brass effect pendant lights above the desk as the ceiling rises to the apex and creates a sense of space. If needed for a bedroom it is this height that could be utilized to great effect by accommodating a fitted platform bed with a desk underneath.

Continuing to the first floor and on the landing there is a deep shelved store cupboard. There's a small loft space, just enough for suitcases and Christmas decorations.

It's on this floor you'll find the sanctuary that is the principal bedroom. Whilst the unifying monochrome and oak palette continues there is a pop of colour with dusky pink painted walls. A pair of oak doors seamlessly slide back into wall pockets to reveal an elliptical bath set under a large Velux skylight. We can only image what a lovely experience it must be to linger in a hot bath whilst the snow gently falls on the glass above, the rain falls or the stars make themselves available for gazing. Within the bathroom is open shelving and hanging rails.

The second double bedroom has a vaulted ceiling with exposed pine purlins and imaginatively designed lighting. There are two double wardrobes, one being shelved.

The family shower room is glamorous to say the least. Dekton wall tiling sets the tone (a sophisticated mixture of over 20 minerals extracted from nature), there's a stunning XViU Duravit consol wash basin with Phillipe Starck designer brushed bronze taps, a matching bathroom cabinet, the large shower cubicle has both rainfall and hand-held heads and an illuminated tiled recess for toiletries. Continuing the clean lines the loo has a concealed cistern, a stunning Zehnder matt black ribbon radiator, an illuminating and demisting wall mirror and atmospheric zoned lighting.

The sitting/dining room is lovely when we have family or friends over. It's a good size for entertaining and is really cosy in winter when we hunker down and light the fire and candles.

We had 50 guests here for a 30th birthday celebration, it was November time so we were all inside, but there felt to be plenty of space; the cottage just seemed to expand!

Our bedroom is a treasured space, it is a lovely light room and having the ensuite bath feels very indulgent, it's an incredibly relaxing place to be.















Step outside

Outside is off road parking for two or three cars laid with limestone chipping. This is open to the rear of the cottage where the main seating area is to be found. On two levels, there is a sunken seating area surrounded by a stone faced retaining wall making it sheltered and private.

Landscaped to keep maintenance to a minimum, this is a garden to use, enjoy and leave time to get out, explore the fells and do other things. A garden shed provides storage. Externally there are lights, power points and a cold water tap.

The sunken garden is a great place to sit, it's sheltered and very private, we're not at all overlooked sitting there.

We get a lot of birds visiting the garden and occasionally see a red squirrel.

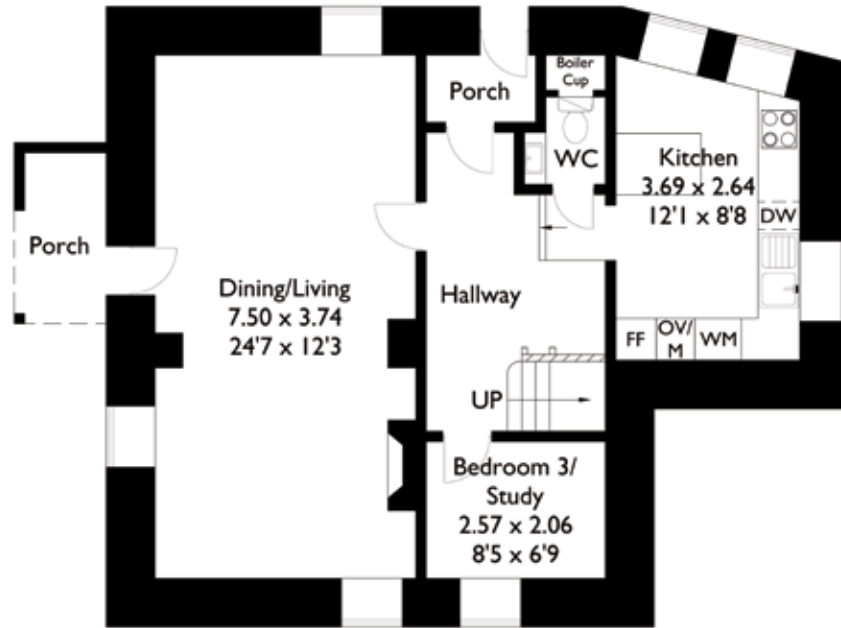




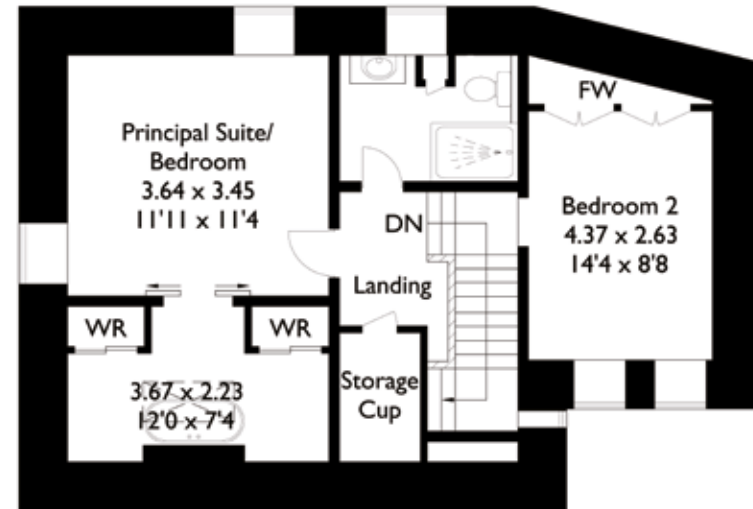


Fell Garth

Approximate Gross Internal Area : 108.76 sq m / 1170.68 sq ft
 Total : 108.76 sq m / 1170.68 sq ft

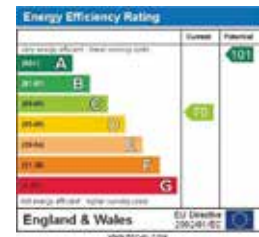


Ground Floor



First Floor

For illustrative purposes only. Not to scale.
 Whilst every attempt was made to ensure the accuracy of the floor plan,
 all measurements are approximate and no
 responsibility is taken for any error.



Agents notes: All measurements are approximate and for general guidance only and whilst every attempt has been made to ensure accuracy, they must not be relied on. The fixtures, fittings and appliances referred to have not been tested and therefore no guarantee can be given that they are in working order. Internal photographs are reproduced for general information and it must not be inferred that any item shown is included with the property. For a free valuation, contact the numbers listed on the brochure. Printed 15.09.2023



FURTHER INFORMATION

On the road

Sedbergh	0.7 miles
Dent	5 miles
M6 J37	5.5 miles
Oxenholme (railway station)	10.5 miles
Kendal	12 miles
Kirkby Lonsdale	12 miles
Windermere	20 miles
Lancaster	28 miles
Manchester	80 miles
Manchester airport	87.5 miles
Liverpool airport	94 miles

The above journey distances are for approximate guidance only and have been sourced from the fastest route on the AA website from the property postcode.

Internet Speed

Superfast speed of 46 Mbps download and for uploading 8 Mbps.

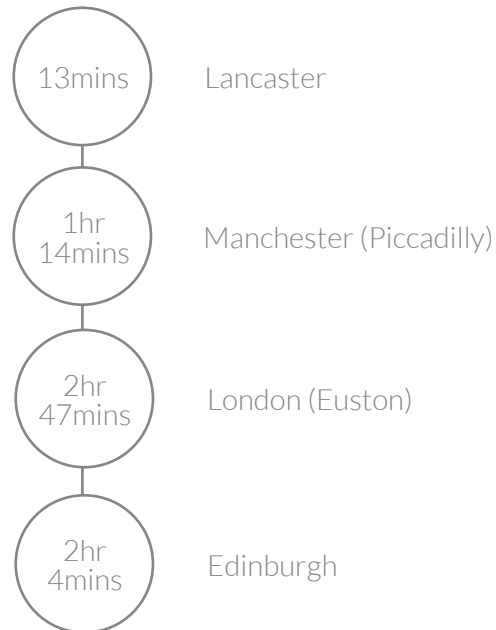
Installed to the cottage, but not presently connected is full fibre gigabit broadband from B4RN (Broadband for the Rural North) www.B4RN.org.uk. All B4RN customers receive gigabit (1,000Mbps) speed.

Local Authority

Westmorland and Furness Council

Rail Journeys

Based on approximate direct train journey times from Oxenholme train station on the main West Coast line. Train service durations vary, please check nationalrail.co.uk for further details.



Services

Mains electricity, gas, water and drainage.
Gas fired central heating from a boiler in the cloakroom controlled remotely via NEST.
Electric underfloor heating in the kitchen (zoned), shower room and ensuite bathroom.

Directions

what3words: [:///commander.forms.common](https://www.what3words.com/lookup/:///commander.forms.common)

Use Sat Nav **LA10 5SP** with reference to the directions below:

Exit J37 of the M6 and take the A684 signposted Sedbergh. Entering the town, bear round to the right continuing on the A684 (instead of driving down Main Street). Drive out of town and across the bridge over the River Rawthey. Take the first turning on the left signposted Millthrop. At the T junction turn right, Fell Garth is the last property on the left as the lane bears round to the right. The driveway parking is immediately after the cottage.

Things to do in the area

Local leisure activities

Golf courses at Sedbergh, Kirkby Lonsdale, Casterton and Kendal
Farfield Mill, Sedbergh
Sports and recreational facilities offered by Sedbergh School
Theatre and cinema at The Brewery (Kendal)

Places to eat

The Black Bull Inn and The Dalesman Country Inn, both in Sedbergh
The restaurant at the Golf Club is popular for bar snacks and Sunday lunches
The Sun Inn, Royal Hotel, Avanti, No.9 and Botanica, all in Kirkby Lonsdale
The Highwayman, Burrow
The Plough, Lupton
Church Mouse (café, deli and general store), Barbon

Great walks nearby

Straight from the door you can head onto the Dales Way as it passes right outside. This well known route runs for 80 miles from Ilkley in West Yorkshire to Bowness on Windermere in Cumbria, following mostly riverside paths and passing through the heart of the Yorkshire Dales and the gentle foothills of southern Lakeland to the shore of Lake Windermere.

Stride out on the Howgill Fells, ramble along to the historic Dales village of Dent with its quaint cobbled streets for a spot of lunch or head over towards the Frostrow and Middleton Fells. For those who prefer something a little less strenuous, there are miles of beautiful riverside walks, as four rivers converge in Sedbergh.

Locally there are also Yorkshire's Three Peaks to conquer; Ingleborough, Wharfedale and Pen-y-ghent.

Schools

Primary

Sedbergh Primary School
Sedbergh Preparatory School (Independent school),
Casterton

Secondary

Settlebeck School, Sedbergh (pupils aged 11-16)
Sedbergh School (Independent school)
Queen Elizabeth School and QESudio, Kirkby Lonsdale

Further Education

Lancaster University
University of Cumbria (Lancaster campus)
Lancaster and Morecambe College
Kendal College

Included in the sale

Fitted carpets, curtains, curtain poles, blinds,
light fittings and all integral kitchen appliances.
The fitted televisions would be additionally
available by way of further negotiation.

Guide price £450,000

Council Tax band D

Tenure
Freehold



FINE & COUNTRY

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This unique approach to luxury homes marketing delivers high quality, intelligent and creative concepts for property promotion combined with the latest technology and marketing techniques.

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