

59
Main Street
Sedbergh,
LA10 5AB

Cobble Country

Dales & Lakes.

Town & Country Property Agents. Est. 1992

123
Highgate
Kendal,
LA9 4EN

FOR RENT

**2 bed Cottage in great location
£575pcm**



Hill House, Dent, Sedbergh LA10 5QL

Quaint 2 bed cottage in the lovely village of Dent. Centrally located this property is within walking distance to all the amenities of the village.

A well proportioned property with a good kitchen/diner and separate dining room and lounge. The kitchen has a bright outlook with windows to two sides of the property. The rear door gives access to a charming rear courtyard and side entrance to the spacious garage/outbuilding. A rare opportunity to rent a cottage in an excellent location.

Telephone: 015396 21000

www.cobblecountry.co.uk

Facsimile: 015396 21710

Outlook

Situated in the charming village of Dent, this property is situated on the lane just off the Cobbled area of the village. With a small courtyard area to the front, affording views of the cobbled streets. This home is a traditional whitewashed cumbrian cottage, with a charming frontage. The rear garden/courtyard is private and well established with climbing plants and accesses the large garage/workshop. To the left hand side of the property a door leads into a ground floor cellar space.



Garage:

12' 5" x 24' 0" (3.807m x 7.341m)

Cellar:

13' 11" x 10' 4" (4.249m x 3.162m)

Hall

Fittings: Door to front, stairs to first floor and 1 centre light.

Kitchen

12' 9" x 18' 6" (3.887m x 5.639m)

A lovely bright room with four windows on two sides. This room is a large flexible space, with a lovely outlook to the front and rear courtyard. Fitted glass fronted cupboards, and a larder space afford lots of extra storage.

Fittings: Lino flooring, 2 windows to front, door to side. Range of base and wall units, stone shelving. Electric cooker, double stainless steel sink and 2 drainers, plumbed for washing machine. 1 storage cupboard, 1 deep pantry to include shelving and 1 stone slab shelf. 1 centre lights, 1 double socket, 1 single socket, 2 double sockets, 1 storage heater. Door and window to court yard.



Dining

8' 11" x 15' 10" (2.724m x 4.851m)

Accessed from the main hall, a good sized room with a window to the front, side and under stairs cupboard.

Fittings: Character beams on ceiling, window to side and 1 to front. 1 radiator powered by back boiler from .



Lounge

11' 6" x 16' 0" (3.526m x 4.877m)

Good sized room with window to front and stone surround fireplace.

Fittings: 2 windows to front, fireplace, 2 double sockets, storage heater, stone hearth with wooden mantel, open hearth beams to ceiling.



Staircase

Fittings: 2 rails

Upper Hall

Fittings: 2 centre lights, doors to bedroom one, two and study. Wooden floor.

Study

This room presents as an ideal study area with built in storage area.



Bedroom One

12' 1" x 15' 3" (3.695m x 4.672m)

Fittings: character beam to ceiling, sink, towel rail, 2 windows to front, phone socket, radiator, 2 double sockets, 2 centre lights, carpeted.

Bedroom Two

14' 3" x 10' 9" (4.349m x 3.289m)

Another large room.

Fittings: window to rear, window to front, loft hatch, 2 centre lights, storage heater, 3 double sockets.

Bathroom

7' 11" x 8' 8" (2.437m x 2.665m)

Fittings: 1 sink, w.c, bath, cupboard with water tanks and hot water cylinder, heated towel rail, shaver point, 1 heater wall mantel, window to front and 1 centre light.



Directions: Approaching Dent from Sedbergh. Drive through the cobbled Main Street. Past the "Sun Inn" on the right and take the next right at the "George and Dragon" public house. Carry on driving past the post office and the property is one of the next cottages on your left.

Services: Mains electric, drainage and water.

Viewing: By arrangement with Cobble Country Property only. Tel : 015396 21000
Fax : 015396 21710.

E-mail : cobblesedbergh@yahoo.co.uk

Council Tax: Band E.

Tenant Liabilities

The tenant is liable to pay the electricity, gas, water rates and the council tax.

Application

If you would like to apply for the tenancy of this property you are required to pay an administration fee of £88.13 (inc vat) to cover our costs of obtaining references and preparing the tenancy agreement. You may need to pay for a bank fee in addition to this.

If your application is successful, then you are required to pay a deposit for the property which will be held by the Deposit Protection Service against the cost of repair or replacement of landlords fixtures and fittings, furniture, decoration or any outstanding rent payments.

FREE VALUATION

In order to assist you in the possible purchase or rental of this property, we can offer, without obligation and free of charge, experienced and professional help on the valuation and / or opportunities for your own home. We can advise you on options that may be suitable for the current market as well as in its present use.

IMPORTANT

None of the statements or measurements contained in these particulars are to be relied on as statements of or representations of fact. None of the services, appliances or equipment mentioned has been checked by Cobble Country Property to ascertain if they are in working order. Buyers must arrange for their own reports and surveys. Where extensions or alterations have been carried out Buyers must check that Planning Consents and Building Regulations have been obtained and complied with. Properties are offered for sale subject to contract. No responsibility can be accepted for loss or expense incurred in viewing or in the event of any property being sold, let or withdrawn. All negotiations must be conducted through the agency of Cobble Country Property.