

1 of 7 for **East Rackenthwaite**

# For Sale

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*Property*

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Sedbergh, Western Yorkshire Dales and East Cumbria Lakes at:*

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## Historic Dales Farmhouse £595,000



### East Rackenthwaite, Garsdale Sedbergh Cumbria LA10 5PD

Near Sedbergh and in the Yorkshire Dales National Park area of Garsdale, lies this fine example of a former Yorkshire Dales traditional Farmhouse with adjoining barn converted into accommodation. Restored some twenty years ago, the features with this property both inside and structurally are some of the finest in the area. Huge chimneys represent the top of a magnificent fireplace in the entrance lounge. Oak panels, beams and wooden flooring all play their part throughout the house in offering a truly comfortable home with modern quality renovations. A red Rayburn offers heating for kitchen and cooking. Central heating by oil. 4 bedrooms, bathroom, gamesroom, Lounge, sitting room, and study area as well as integral store and garage. Set up away from the road on a South facing hillside, this enjoys views over front gardens to neighbouring fields in the valley.

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### **Main House**

Stone built porch with wide wooden door leading to a large living room.

### **Living Room** 4.90m x 4.78m (16ft1in x 15ft8in)

A lovely room with a wealth of original beams and a capacious stone feature fireplace with a raised fire basket. Wooden mullioned window frames much of which are original, with views to the front of trees and fells. Small inglenook set into the deep stone wall. Double radiator. Original wooden door to the dining room.



### **Dining Room** 4.22m x 3.96m (13ft10in x 13ft0in)

A very traditional room with a wealth of fine beams and original oak panelling and wooden mullioned windows. Original scratch markings on ceiling joists. Large inglenook fireplace with original stone work and raised firebasket..

## 3 of 7 for **East Rackenthwaite**

### **Lounge** 4.39m x 5.74m (14ft5in x 18ft10in)

With feature corner fireplace and multi fuel burning stove. Double radiator. Sash windows to front and rear aspect Stone steps to a door which connects to the garage and fuel store beyond.



### **Kitchen** 5.13m x 5.03m (16ft10in x 16ft6in)

An L shaped room which narrows to 10' 3" with windows to front, side and rear aspects, and a stable door to rear access. Flag stone floors which have been lifted and had damp proofing under. Imposing natural beams to ceiling. Oil fired Rayburn which runs the central heating and cooking. Range of wood floor and wall units providing storage and drawer space. Glazed display wall unit. Tiled work surfaces. 1.5 bowl sink unit.. Sunken spotlights to ceiling. Fitted Electrolux cooker and fitted 'fridge behind decor panel.

### **Pantry / Storage**

This room adjacent to the foot of the stairs and across from the kitchen is retained with original stone flags for shelving and maintains a natural temperature for good food storage. Oak panelling divides it from the Dining room with door access through making easy access from kitchen to dining room for entertainment purposes.

### **Picture of Bedroom 1**



**Stairs And Landing**

Original stone steps to the upper floor

**Bathroom**

*3.05m x 2.16m (10ft0in x 7ft1in)*

White suite comprising steel bath with panelled side, low level WC and pedestal hand basin. Ceiling incorporating a beam. Cupboard with large area for clothes in airing cupboard with Hot water tank. Radiator. Window to the side.

**Bedroom One**

*5.11m x 5.05m (16ft9in x 16ft7in)*

Original panelling and door with rare hinges. Feature alcove inset into deep stone wall. Stone wall to one side. Original beams and wooden planked mainly original ceiling. Special scratch markings on ceiling joists. Sash windows with wide window sill, to lovely front views over the fells. Radiator.

**Bedroom Two**

*4.09m x 5.13m (13ft5in x 16ft10in)*

Sash windows to front views. Wall incorporating beam. Stone alcove. Radiator.

**Bedroom Three**

*5.08m x 2.44m (16ft8in x 8ft0in)*

Front window. Radiator. Fitted wardrobe. Wooden door with latch.

**Bedroom Four**

*2.26m x 3.89m (7ft5in x 12ft9in)*

L-shaped room narrowing to 9'3" x 6'8" and incorporating a large storage cupboard. Window to front aspect and window to the landing. Loft hatch.

**Study/Landing**

*4.01m x 1.91m (13ft2in x 6ft3in)*

Windows and door to rear garden. Sloped ceiling. Phone point. There is space for a desk and office for which it is used at present.

**Games Room**

*6.40m x 3.23m (21ft0in x 10ft7in)*

A good sized room with dual aspect and access by glazed door to rear garden and paved area. Double radiator. Vaulted ceiling. Comfortably

**Shower Room**

With shower cubicle and electric shower. Low level W.C. and pedestal sink (with light and shaver point over). Window to the front with stone sill. Single radiator.

**Garage**

This area retains its traditional cobbled flooring that would have been used for the animal housing beneath the former haybarn above. This area is ideally suited to either vehicle garaging for which it would be possible for two smaller or one larger, or can be used as office/ home business use with adaptations as it is at present.

**Fuel Store**

Through from the garage and up some steps is a very useful dry storage area with door access to outside. At rear of room is the oil tank which has fill up facility from external point. The whole room has retained stone flag 'cubicles' where animals were housed in its former use.

<b>Gardens</b>	With a good sized area laid to lawn directly off the natural stone flagged patio to the front of the house, this provides an ideal setting to enjoy the south views over the Garsdale valley below. To the West of the house, the mature pine trees provide a natural shelter and superb backdrop to the stream flowing down through the garden from the fells behind the property. Lawned areas surrounding stream and up to the natural stone wall leading around to the rear of the property where the whole of the higher part of the rear garden has been laid to a well established and cultivated fruit gardens providing a mixture of soft fruit, bushes and vegetables. The lower part adjacent to the house is flagged and leads to flagged steps leading to the higher level patio at rear of first floor gamesroom.
<b>Enclosure</b>	A separate stonewall enclosed area accessed from either a gate to side of rear patio and across the fell access used by neighbouring farmer or from the front of the house to the East side from fell access road.
<b>Services</b>	Private septic tank in garden with soakaway in farmers field
<b>Council Tax</b>	G
<b>Tenure</b>	Freehold
<b>Viewing</b>	By arrangement with Cobble Country Property only. Tel : 015396 21000 Fax : 015396 21710. E-mail : <a href="mailto:admin@cobblecountry.co.uk">admin@cobblecountry.co.uk</a>
<b>Directions</b>	From Sedbergh, take the A684 road to Hawes and Garsdale for 4 miles. After passing a large white house with neighbouring stone house on the left with a garage and vehicles on the right, access to East Rackenthwaite is 400 yards further along on the left. Turn off the road and over a cattlebridge next to a gate , drive through a field upwards over a gravel track to entrance to enclosure and front of house
<b>Important</b>	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.

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As you are aware, your home is at risk if you do not keep up the repayments on a mortgage or any other loan secured on it.

**Listed Building details and descriptions**

GARSDALE HAWES ROAD

SD79SW 162-1/7/226 (North side) 11/08/78 East Rackenthwaite and adjoining barn Grade II\*

Farmhouse with attached barn, now all one dwelling. Probably C16 or early C17, extended at an early date; altered, and recently renovated. Large roughly-coursed sandstone rubble with quoins, stone slate roof. L-shaped plan formed by a single-depth 2-unit main range on an east-west axis facing south, with a 1-unit addition at the west end and a large outshut added to the rear of this; and the former barn continued to the east.

EXTERIOR: 2 storeys and now 6 windows to the whole range, with a quoined vertical joint and a large chimney between the 1st and 2nd, and a ragged vertical joint between the 2nd and 3rd. The ground floor has a gabled porch below the quoined joint, flanked by wide oblong windows with chamfered oak mullions (recently restored): that to the left, with a stone lintel, has a transom with 5 rectangular lights below and 4 square lights above; that to the right is shallower, with 4 lights (the 1st a casement) and an old oak lintel; and to the right of this window is a large blocked doorway. Above these windows the 1st floor has two 12-pane sashes, that to the left flanked by the quoined jambs of a former large oblong window (wider than the window below it). To the right the 3rd bay has one square window at ground floor and 2 above. Two large chimneys: a very wide and deep external stack at the west gable, with 5 steps, and a large square chimney on the ridge at the junction of the 1st and 2nd bays, with stone slate bands (terminating a large extruded stack which was formerly external but is now visible inside). The former barn to the right now has a garage doorway and renewed windows on both floors. Rear: very deep outshut under catslide roof; some renewed windows and some inserted slit-windows. INTERIOR: very thick stone lateral partition wall between 1st and 2nd bays, with extruded chimney stack on west side. West bay has lateral beam and renewed joists (arched fireplace recently rebuilt). Second bay has 2 chamfered axial beams, fielded panel partition under that to rear dividing parlour from narrow pantry: parlour has scratch-moulded joists, large arched fireplace with rubble voussoirs, and C17 door to 1st bay, pantry has stone shelves (restored). Dog-legged stone staircase off rear corner 1st bay. Chamber over parlour has arched fireplace with splayed reveal and rubble voussoirs, and exposed tie-beam in east wall made from re-used purlin of former timber-framed building (probably cruck). Chamber in 1<sup>st</sup> bay has C17 door with large ornamental H-hinges, high beamed ceiling with large scratch-moulded joists, and arched fireplace like the other.

HISTORICAL NOTE: stands on site of former grange of Coverham Abbey.

Forms group with barn approx. 10m to south-east (qv). (Described below as 162-1/7/227 )

SD79SW 162-1/7/228 GARSDALE HAWES ROAD

(North side (off) ) Privy and store approx. 5m south-west of East Rackenthwaite

GV

II

Privy and store linked by screen wall. Probably CI8, if not earlier. Sandstone rubble, mono-pitched stone slate roofs. Small rectangular privy facing east and linked by screen wall to square store facing it; ingeniously sited over beck. Forms part of a notable farmstead group with East Rackenthwaite (qv) .

**And in the same Listed Buildings description is this barn that does not form part of the Sale :**

GARSDALE '

SD79SW

162-1/7/227

(North side (off))

HAWES ROAD

Barn approx. 10m south-east of East Rackenthwaite

GV

*II*

Barn. Probably late C17 or early C18; altered and extended. Sandstone rubble brought to courses, with large quoins; stone slate roof. Rectangular 6-bay plan on east-west axis facing south, with a large lean-to addition to the west half of the south side. To the right of this the 4th bay has a segmental-headed wagon doorway with rubble voussoirs and a stone slate drip-band, and the last bay has a small square window. Rear: smaller doorway to 4th bay, stable door to 5th bay, loading door to 3rd bay and low blocked doorway to 1st bay. INTERIOR: 5 principal-rafter roof trusses with angle struts, mostly made of re-used timbers (probably crucks); 2 sets of trenched overlapped purlins, and some original rafters. Forms group with East Rackenthwaite Farmhouse (qv).