



Mill Garth, The Laning, Dent, LA10 5QJ

Cobble Country

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Converted from a former mill, Mill Garth now represents a superb family home. The property is situated in the picturesque village of Dent in Dentdale, one of the prettiest villages in the Yorkshire Dales National Park. Located on a slightly elevated position, Mill Garth affords fabulous views over the surrounding National Park, with a large driveway offering ample parking and access to the two garages/workshops. Internally the property is of an open plan rather contemporary design, with quality fittings comprising of: Four beds, three bathrooms to include master en suite, dining hall, lounge, kitchen, garden room, utility, office, and cool store. Emphasis has been placed on space, light and entertaining. The gardens to Mill Garth have been beautifully developed over a twenty five year period, resulting in clean lines, and formal structures. Inspection is highly recommended to appreciate the unique design and delightful location of this property.

Guide Price of £495,000

We are advised by the vendor the property is in Council Tax Band G



Entrance Hall 12' 1" x 15' 3" (3.7m x 4.67m)

Access into the entrance hall is via a covered open porch with tiled floor. The front door comprises of a pitch pine door and large glazed window with solid brass handles, lock and recessed mat surround. Once inside, the the entrance hall comprises of beams to ceiling, doors to the ground floor bedroom, study and cool store, utility room, and cloakroom that includes shower and sauna.

Bedroom 4: 20' 0" x 10' 9" (6.12m x 3.30m)

A large twin room with two windows to the front, fitted wardrobes to one wall, dressing table unit and cupboards over the bed area, offering good storage. Comprising, carpets, spots to ceiling.

Utility Room: 12' 3" x 0' 8" (3.74m x .21m)

Situated on the ground floor with access from the entrance hall and the garage/workshop. To include base units, shelving, sink and drainer, lighting and tiled floor. 'Mile' washing machine, 'Whirlpool' tumble dryer.

Shower Room: 3' 0" x 5' 11" (0.92m x 1.82m)

Three piece suite inset into vanity unit to include single shower unit and sauna. A spacious shower room. Comprising tiled floor, full tiles to walls, lighting,

Office: 12' 9" x 9' 6" (3.89m x 2.91m)

Comprising window to rear, carpet, lighting, and shelving. A good sized room with plenty of space for office furniture in a peaceful area of the property. Leading out to a hall with wine rack and cool store area. From the entrance hall a large pitch pine open staircase returns up to the first floor giving access to:



First Floor

Dining Room: 14' 10" x 24' 2" (4.53m x 7.39m)

An expansive area with doors to the family bathroom, bedroom 1, 2 and master with en suite and garden room. Large glass panelled doorway leads to the lounge. The front facing wall of the dining room benefit from floor to ceiling windows, with glass door leading onto the wooden balcony and upper external store. These windows allow for superb light and fabulous views. Comprising two beams to ceiling, carpet, pitch pine staircase balustrade, fitted dining cabinet, carpet, recessed spotlights to ceiling. From the dining room you enter the:

Kitchen: 11' 6" x 9' 10" (3.53m x 3.02m)

In order to benefit from good light the kitchen is divided from the dining area by backed units. A well fitted kitchen in a contemporary colour with minimalistic chrome fittings. Comprising moulded 'Corian' worktops, incorporating 1½ sink and drainer with chrome fittings, including 'Insinkerator' waste disposal unit. Full tile splashback, window to rear, spots to ceiling. All the electrical items included within the sale are of the highest quality and consist of: Miele dishwasher, Kuppersbusch oven, combination microwave, touch control ceramic hob and AEG extractor chimney styled hood. Bauknecht american fridge freezer with icer and chilled water.

Lounge: 25' 1" x 17' 3" (7.65m x 5.26m)

Accessed via a glazed plate doorway from the dining room, this is a large room with a large feature window to the gable end to taking advantage of panoramic views to the fells. A very large room with good light, 2 feature beams to the ceiling, carpet, spots to ceiling, inset multi fuel stove with slate surround. Electrical items included in this sale are: 'N A D' surround sound system, to include 42" NEC flat screen television.

Inner Hall: 10' 2" x 7' 2" (3.1m x 2.2m)

A spacious inner hall with doors to all bedrooms and a recessed shelved cupboard for storage.

Master bedroom: 17' 4" x 12' 0" (5.30m x 3.68m)

Accessed from the upper landing, via an inner hall this is a large room with access into the garden room through large glass plate doors. Fitted with wardrobes this room offers good storage and a lovely outlook to the garden through the garden room. This would provide an excellent 'separated' beds it for either elderly or younger members of the family. Door to:

En suite: 12' 0" x 6' 4" (3.66m x 1.95m)

Four piece suite in white, inset into vanity unit with full tiles, to include Jacuzzi bath. Comprising, shaver point, cupboard with mirror and lighting, carpet to floor, window to rear and extractor fan, spot lighting.

Garden Room: 23' 4" x 11' 8" (7.13m x 3.57m)

This room is accessed from the master bedroom with doors out onto the garden. This is a half glazed room affording fabulous views of the garden with timber paneled walls and ceiling.

Family Shower Room: 11' 6" x 6' 5" (3.53m x 1.96m)

Comprising three piece white suite, fully tiled, to include quarter segment shower with glass doors, chrome fittings, radiator, carpet, spots to ceiling, window to rear, airing cupboard.

Bed 2: 10' 2" x 11' 6" (3.1m x 3.52m)

A pleasant double room with window to rear, spots to ceiling, carpet and fitted wardrobes to one wall.

Bedroom 3: 10' 7" x 9' 9" (3.25m x 2.98m)

Another double room with window to front, spots to ceiling, carpet

Garage/Workshop 1: 30' 0" x 26' 4" (9.15m x 8.04m)

With under cover parking for three cars and motorcycles, bikes, mowers etc, power and lighting, stairs to upper workshop and access into the utility room.

Garage/Workshop 2: 23' 4" x 11' 8" (7.13m x 3.57m)

Parking for one car, with rear access. Full lighting and power, space for workbench.

Externally: A pleasant drive with plenty of parking and turning space, good access into both of the garages. Steps to the garden, pergola, patio and lawned area. There is a wooden greenhouse positioned centrally. The garden is secluded, and an open aspect to the fells, with established planting, mature trees and shrubs.

TENURE

We are advised by the vendor that the property is Freehold.

COUNCIL TAX

South Lakeland District Council.

DIRECTIONS

From Sedbergh take the road to Dent. Follow this for approximately five miles, on the approach to Dent begin to slow as you approach the Tourist information car park and Mill Garth is situated on an elevated level to your right.

VIEWINGS

Viewings are strictly by arrangement with the sole agent.

Cobble Country Property

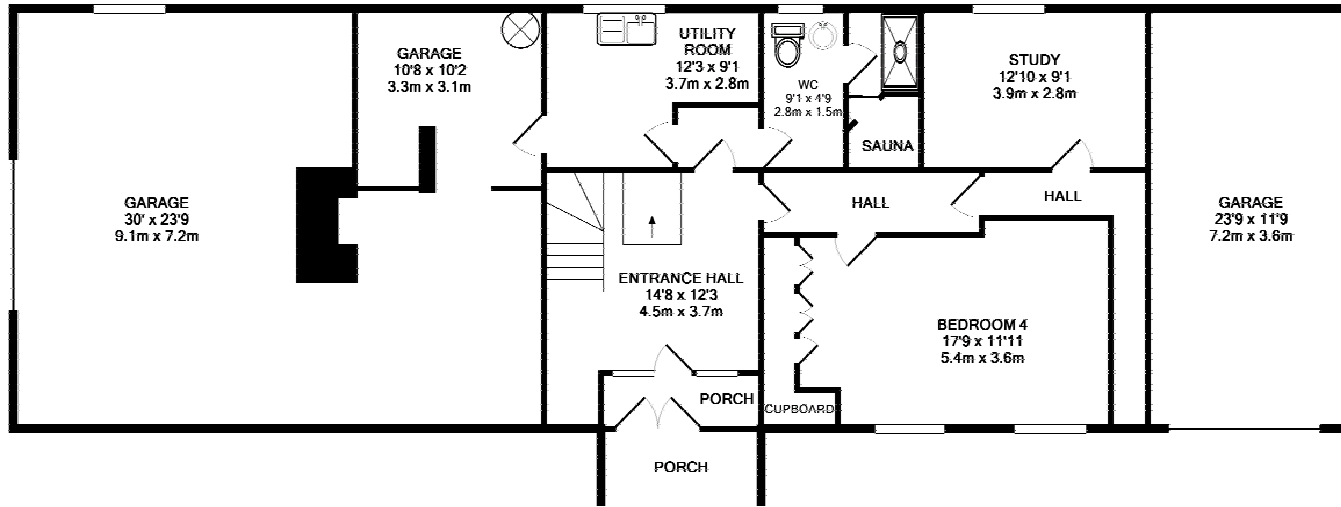
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Tel: 015396 21000

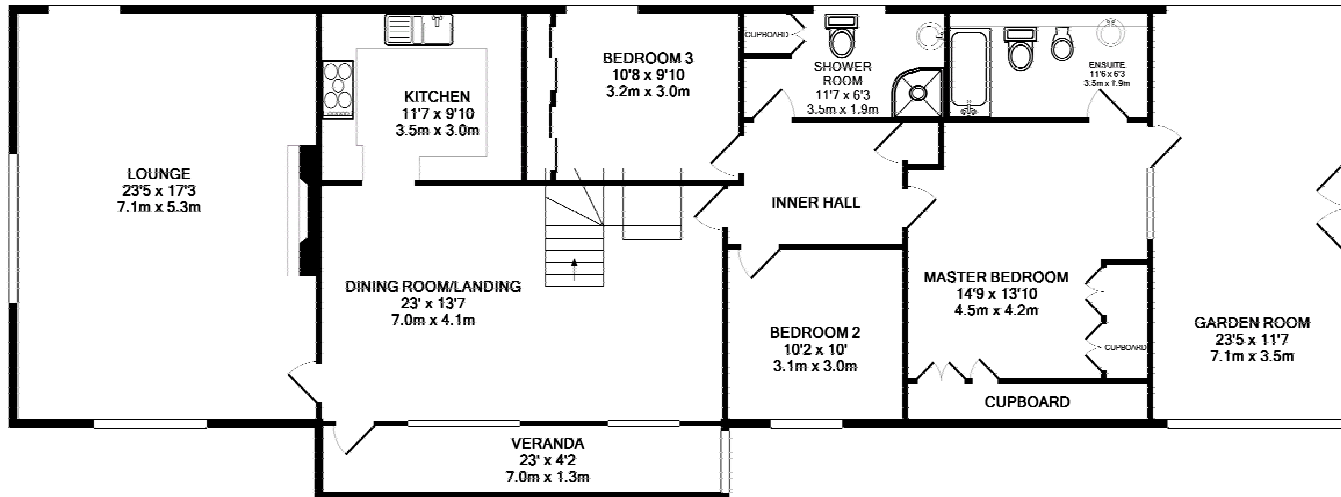
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GROUND FLOOR
 APPROX. FLOOR
 AREA 169.1 SQ.M.
 (1821 SQ.FT.)



1ST FLOOR
 APPROX. FLOOR
 AREA 173.9 SQ.M.
 (1872 SQ.FT.)

TOTAL APPROX. FLOOR AREA 343.0 SQ.M. (3693 SQ.FT.)

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, 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.

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