



Bridge Cottage & Hazel Cottage, Nr Sedbergh,

Cobble Country

Bridge Cottage, Gawthrop, Nr Sedbergh, Cumbria. LA10 5TA **Yorkshire Dales National Park**

A period cottage with lovely views in the Yorkshire Dales, to include a traditional stone outbuilding or car port and small front patio, also to include...

Hazel Cottage, Gawthrop, Nr Sedbergh, Cumbria. LA10 5TA **Yorkshire Dales National Park**

Both properties are situated approximately one mile from the charming Cumbrian village of Dent, in the quaint hamlet of Gawthrop. This is an extremely sought after hamlet with access to excellent walking, 20 minutes from Junc.37 M6.

OFFERS INVITED

Bridge cottage benefits from a quiet situation just before the bridge with wonderful views down the valley of Dentdale. There is a detached stone outbuilding, providing good storage and as a carport. Hazel Cottage is attached to the rear of the property and offers a quiet holiday retreat or good letting potential.

Internally Bridge Cottage offers 3 double bedrooms, 2 reception rooms, (with open fires), study, good-sized kitchen, and large utility room with access to the front patio, and downstairs cloakroom/WC. To the first floor there are three double bedrooms all with washbasin and a large family bathroom. The property benefits from oil fired central heating, mains water, private drainage and period features. Hazel Cottage comprises, a lounge with open fire, kitchen, two bedrooms and a shower room. There is a back boiler behind the lounge fire that heats the radiators. The drainage is shared with Bridge Cottage. Both properties are currently holiday cottages and have a ratable value of £4200.00 per annum. Charges for 08/09 are £1864.80. We are informed that both properties are freehold.





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. 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.

DISCLAIMER

The use of photographs for this publication are for your information only, it should not be assumed that any fixtures fittings or contents seen within the photographs are included in the sale.

All information included within the details have been given by the vendor and it is also not to be assumed that there is proof of this information or documents to support it and that enquiries should be independently made. 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.

DIRECTIONS

From sedbergh follow signposts to Dent. Approximately one mile from Dent turn right signposted Barbon – Gawthrop. Follow the road up hill and the property is situated just before the bridge on the right.

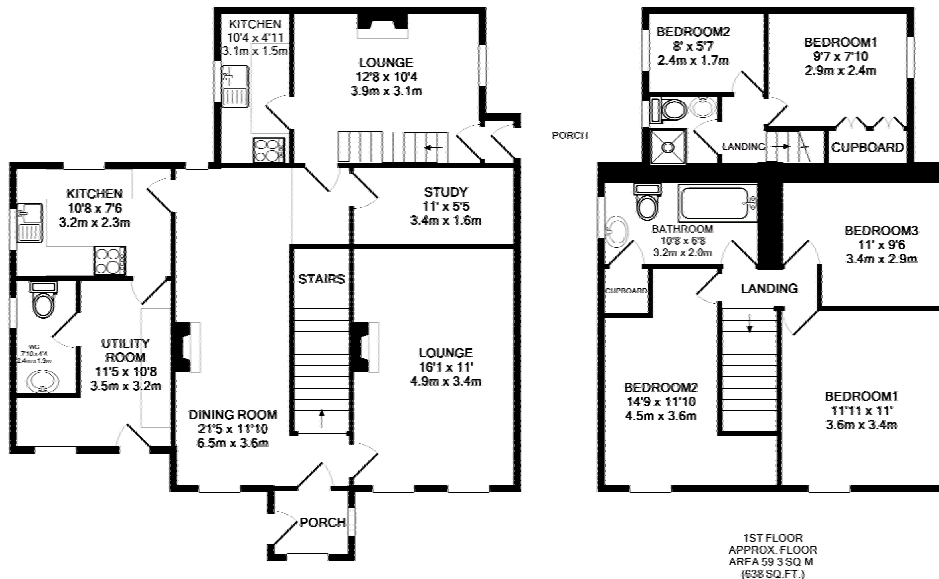
Viewings are strictly by arrangement with the agent.

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GROUND FLOOR
APPROX. FLOOR
AREA 84.0 SQ.M.
(904 SQ.FT.)

TOTAL APPROX. FLOOR AREA 143.3 SQ.M. (1542 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 is given as to their operability or efficiency can be given.

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