

1 of 4 for **Sykkelands**

For Sale

COBBLE COUNTRY
Property

*Property Sales, Rental and Management Professionals in
Sedbergh, Western Yorkshire Dales and East Cumbria Lakes at:*

59 Main Street, Sedbergh, Cumbria, LA10 5AB

Tel: +44 (0)15396 21000 Fax: +44 (0)15396 21710

www.cobblecountry.co.uk admin@cobblecountry.co.uk

House and Barn with PP to convert to 4 bed home, garage and 2 acres land £350,000



Sykkelands Cowgill Dent Sedbergh Cumbria LA10 5TQ

An exceptional opportunity to secure a piece of the Yorkshire Dales National Park with a 2 bedroomed farmhouse which is ready to move into, and an adjoining barn which has gained planning permission to create substantial ancilliary living space with garage and land. The new plans allow for a 4 bed roomed house, large lounge, kitchen and associated utility rooms, studies and snug lounge. These would be adaptable with amended PP. Altogether, these opportunities are going to become scarcer as the new planning policies of these National Parks seek to prevent incoming people obtaining houses which they can 'tailor' to their personal style. This property has none of these restrictions and benefits from an exceptionally fine position on the South facing side of the Dentdale valley heading towards Dent Station.

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Rear View

The North side of the house is used as the main access into the house. Paved flagged area leads down to small patio at rear door with two sheds for storage of coal and a tumble drier.

Kitchen 3.78m x 1.73m (12ft5in x 5ft8in)

2.5 meters of base units plus built in fridge and 1.5 meters of wall units with space for washer and cooker. Overhead Phillips cooker extractor. 4 pan shelves. strip light. 3 double sockets.



Larder 2.13m x 1.73m (7ft0in x 5ft8in)

Central heating pump, electric meter and fuseboard. Worktops and shelves covering what is believed to be the old stone flagged shelving. TV amplifier. Old wide plank door.



Lounge

Stone built fireplace around open fire with Baxi back boiler for central heating. Alcove with shelf. UPVC white double glazing door and window to front of house. Open joisted ceilings and floorboards in pine stain. 4 double sockets.

Dining Room 3.43m x 3.02m (11ft3in x 9ft11in)

UPVC double glazing window. Economy 7 radiator. 2 ceiling lights. 3 double sockets.

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Bedroom 1 3.35m x 3.15m
(11ft0in x 10ft4in)

UPVC double glazing to window.
1 built in cupboard with shelving.
1 radiator. 1 centre light. 2 double
sockets.



Picture showing from rear of garden through to roofs garage, sheds, barn and house.

Garage



Bedroom 2
3.68m x 3.25m (12ft1in x
10ft8in)

UPVC double glazing window. Radiator. 1 centre light. 2 double
sockets.

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Bathroom

2.79m x 2.26m (9ft2in x 7ft5in)

3 piece white suite with steel bath. Shaver socket with light. Mira sport 8 shower. Hot water tank in airing cupboard.

Main Barn

14.33m x 4.22m (47ft0in x 13ft10in)

This large open area could be useful as workshop /storage but the planning permission being sought will effectively incorporate all the existing buildings into living accommodation giving opportunity to create a larger 4 bed roomed and multi reception property.

Store 1

3.05m x 2.44m (10ft0in x 8ft0in)

Coal and other store

Store 2

3.58m x 2.84m (11ft9in x 9ft4in)

Store 3

4.42m x 2.74m (14ft6in x 9ft0in)

Store 4

3.05m x 1.88m (10ft0in x 6ft2in)

Garage

4.57m x 3.81m (15ft0in x 12ft6in)

Tin roof.

Grounds

The field in front of the farmhouse and directly accessed from the road is approximately 2 acres and with further land enclosed behind the house, it offers a useful space for running a pony or small holding.

Services

Mains water supply, drainage to septic tank. Mains electric.

Council Tax

Band E £1577.38 payable in 2005-06

Draft Plans Proposed

Initial proposed 4 bedroomed plans can be viewed at agents.

Viewing

By arrangement with Cobble Country Property only.
Tel : 015396 21000 Fax : 015396 21710.
E-mail : admin@cobblecountry.co.uk

Directions

From Sedbergh, proceed to Dent keeping left through Dent towards Cowgill. 4 miles on there is the sign on the left for Sykelands and access by driving up the track through the field.

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.

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