

1 of 5 for **Ivy Dene**

# 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](http://www.cobblecountry.co.uk) [admin@cobblecountry.co.uk](mailto:admin@cobblecountry.co.uk)

## Detached Dales Cottage £475,000



### Ivy Dene Gawthrop Dent Cumbria LA10 5ET

**A delightful 4/5 bedroom, detached property in the desirable location of the Yorkshire Dales National Park. The property retains many of its original features and there are several outbuildings and two detached garages outside. The gardens are well established and the property boasts magnificent views across the open countryside. Part double glazing and central heating are valued features of this property. Early viewing is recommended.**

Nigel Close Ltd. Registered in England & Wales. Registered Number: 1908404 Registered Office: 59 Main Street, Sedbergh, Cumbria, LA10 5AB  
All permits to view and particulars are issued on the distinct understanding that negotiations are conducted through the agency of Cobble Country Property.  
Properties by private treaty are offered 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property being sold, let or withdrawn. These particulars have been prepared for the guidance of intending buyers. No guarantee of their accuracy is given or  
implied, neither do they form part of any contract. Tel. 015396 21000 Fax: 015396 21710.



### **Entrance Hall**

With detailed carved oak dado rail and a glazed door which leads into the lounge.

### **Hallway**

Glazed doors lead into dining room and kitchen from this hallway. It comprises of a built in storage cupboard, timber clad ceiling with exposed stone work, telephone point and single panel radiator.



### **Lounge** 4.93m x 3.96m (16ft2in x 13ft0in)

This lounge comprises of an open fire with a fossil stone fireplace, polished fossil hearth with black boiler, oak mantle piece and shelves. Double glazed window to the front and window to the rear overlooking garden. Exposed beams are positioned in the ceiling and the alcove. Under stairs storage cupboard and built in storage cupboard with oak doors. TV point. Doors leading to stairs and sitting room.

### **Sitting Room**

In this second reception room there is a stone fireplace with built in shelving and oak mantelpiece and Dent marble hearth. Exposed beams seen in ceilings and walls. Double glazed window to the front and window to the rear and side. There is also an electric storage heater and open staircases to the first floor. Glazed door leads to rear porch into garden.



### **Dining Room 4.01m x 2.57m (13ft2in x 8ft5in)**

Double glazed window to the front with window seat. Exposed beams feature in the timber clad ceiling. Single panelled radiator and cupboard housing the meters.



### **Kitchen 5.05m x 2.46m (16ft7in x 8ft1in)**

Fitted with base and wall units accompanied by worksurfaces over. There is a built in breakfast bar, electric cooker point, plumbing for washing machine or dishwasher, space for a fridge and stainless steel sink with double drainer unit. Double glazed windows to side and front. Exposed beams feature in the ceiling. Storage cupboard with oak doors house the immersion heater. Door leads to rear garden.

### **First Floor Landing**

Double glazed window to the rear overlooking garden. Exposed beams and electric storage heater.

### **Bedroom 1**

3.84m x 3.05m (12ft7in x 10ft0in)  
Two double glazed windows to the front. Fully fitted, part mirrored wardrobes. Pedestal wash hand basin with pine clad surround. Light with shade and socket.



**Bedroom 2**

*4.06m x 2.77m (13ft4in x 9ft1in)*

Double glazed window to the front with views to the open countryside. Pedestal wash hand basin with timber surround. Exposed beams feature in ceiling. Single panelled radiator. Light shade and socket.

**Bedroom 3**

*3.48m x 2.06m (11ft5in x 6ft9in)*

Window to rear with excellent views over the rear garden and impressive views of the open countryside. Pedestal wash hand basin with tiled splash backs. Exposed beams feature in this bedroom. Single panelled radiator and loft access.

**Bathroom**

*2.01m x 1.98m (6ft7in x 6ft6in)*

Three piece suite in white including: pedestal wash hand basin, panelled bath and low level WC, tiled splash backs. Built in shelved storage cupboard and airing cupboard houses the hot water tank and immersion heater with additional economy and immersion heater and shelving. Window to the rear.

**Bedroom 4**

*3.81m x 2.90m (12ft6in x 9ft6in)*

This bedroom and the box room are accessed via stairs from the sitting room.

Two windows to the rear overlook the delightful garden. Wash hand basin with built in cupboards and drawers. Low level WC with an extractor fan.

**Box Room**

*2.08m x 2.29m (6ft10in x 7ft6in)*

Double glazed window to the front.

**Exterior**

Outside there is an outside WC and an out house. Several outbuildings are near to the property and there is a coal house and an additional storage shed.

**Out House**

*5.16m x 1.57m (16ft11in x 5ft2in)*

There is plumbing in place for washing machine. There is also a stainless steel sink and double drainer unit. In this useful out house, there are power points and kitchen units with worksurfaces over.

**Garage 1**

*5.46m x 3.81m (17ft11in x 12ft6in)*

Gates lead to these two detached garages.

**Garage 2**

*4.52m x 3.91m (14ft10in x 12ft10in)*

Stone steps lead to the loft from this garage.

**Garden**

The rear garden is delightful. It is very well established and well stocked raised shrubs borders and flowerbeds. This garden is surrounded by stone walls and has a pathway around the beautifully lawned area. Steps lead to the side access gate and the outside lights. There are stunning views to the open countryside and the impressive fells that surround this property.

**Services**

Mains water, septic tank drainage and electricity.

**Council Tax**

Band F. Currently this is £1862.90 per annum for the 2005/2006 tax year.

## 5 of 5 for **Ivy Dene**

### **Viewing**

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

### **Directions**

From Sedbergh travel towards Dent and turn right into Gawthrop. Ivy Dene lies on the left in the middle of the hamlet.

### **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.

### **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.

### **MORTGAGE**

We can offer, without obligation and free of charge, experienced and professional advice and help on mortgage finance. We will try, on your behalf, to obtain the best deal available to you. Written quotations available on request.

### **NOTE**

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.

### *Some extra pictures*



Garage & Barn store



Garden potting shed / workshop



View of Neighbouring farmland



From shed across garden



From shed to house



From Utility across lawn