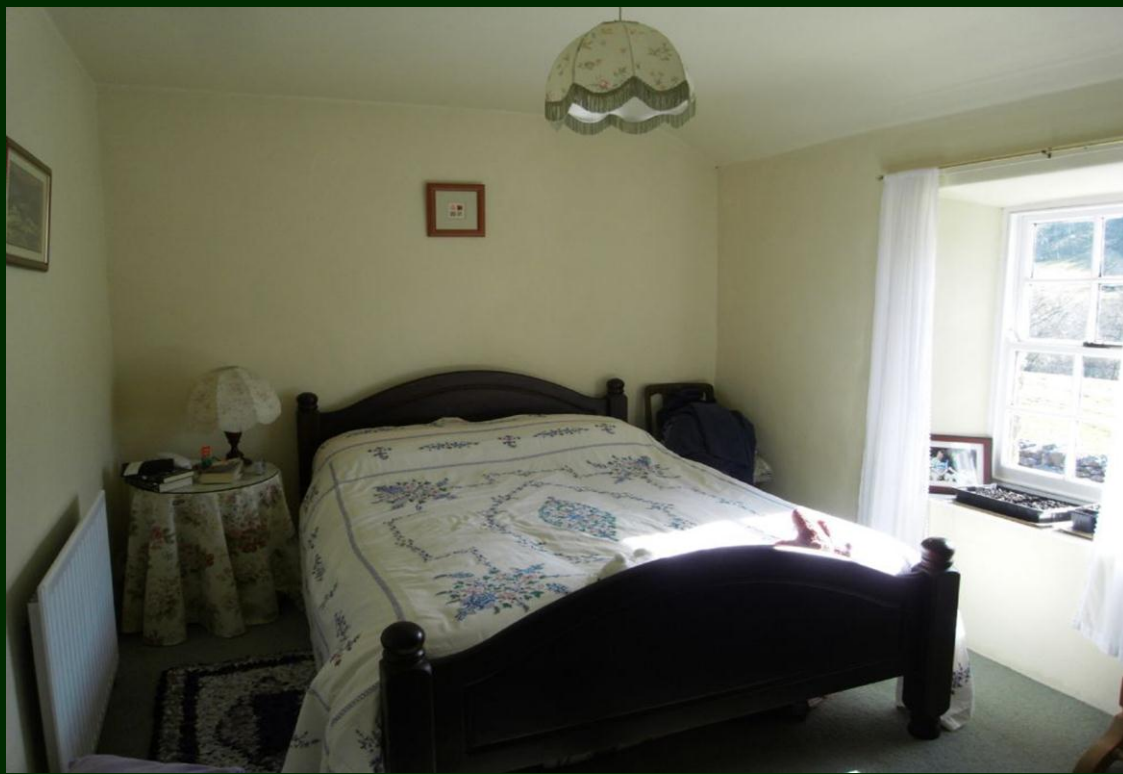




Little Gibbs Hall, Dent
Sedbergh, Cumbria, LA10 5TG

Cobble Country
Dales & lakes

Town & Country Property Agents Est. 1992



Little Gibbs Hall, Dent

Sedbergh, Cumbria, LA10 5TG

A well proportioned detached Cottage located outside the desirable village of Dent. Little Gibbs Hall has three bedrooms, two workshops, private parking, garden, and fabulous views of the surrounding countryside.

Both principle rooms are accessed from the inner hall that has both front and rear external doors into the property. The kitchen has a typical cottage style feel with wooden base units, Belfast sink and feature stone fireplace with Morso stove. The kitchen leads into a useful utility room with ample space for free standing furniture and fridge/freezer.

Access to the ground floor workshop is via the utility, which has a separate room as a wood store and staircase to the upper workshop space. These workshops could be converted into additional accommodation subject to planning.

The lounge is a good-sized room that benefits from an open fire with stone hearth and surround. The ceramic glazed floor tiles are continued from the kitchen and hall into this room.

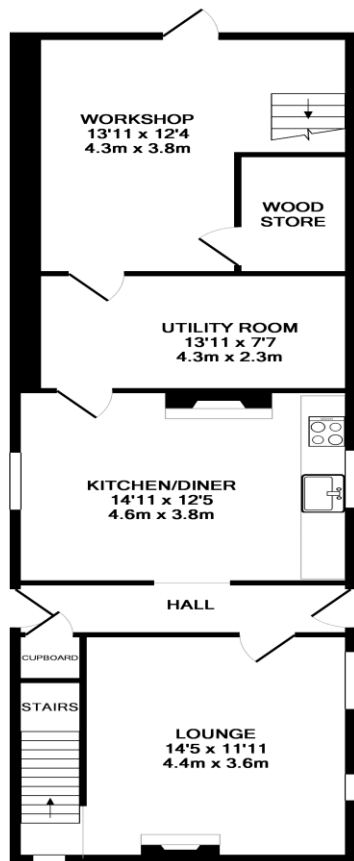
The stairs lead from the lounge to the first floor, which has three double bedrooms to the front of the property and the family bathroom, comprising of a white three-piece suite with electric shower over the bath and a useful storage cupboard.

The upper workshop also has ground level vehicular access at the rear of the property and via external stone steps. The workshop has fitted workbenches, both light and power and also a wash hand basin. Wooden double doors lead into the paddock that has a stone built outhouse located within it.

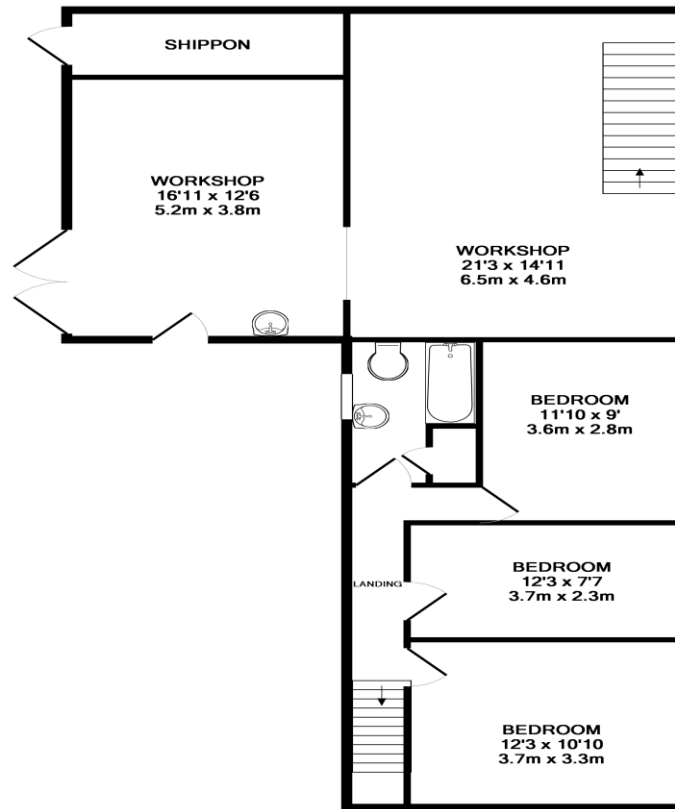
Little Gibbs has attractive cottage wooden latch doors throughout, with the original wooden sash effect windows and feature beams.

Guide Price £330,000





GROUND FLOOR
APPROX. FLOOR
AREA 71.6 SQ.M.
(771 SQ.FT.)



1ST FLOOR
APPROX. FLOOR
AREA 96.0 SQ.M.
(1033 SQ.FT.)

TOTAL APPROX. FLOOR AREA 167.6 SQ.M. (1804 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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SERVICES

Private gas tank for the central heating, septic tank and mains water

TENURE

We are advised by the vendor that the property is Freehold

COUNCIL TAX BAND

We are advised that the property is currently in Band E

DIRECTIONS

Approaching Dent from Sedbergh, drive through Dent, keeping to the left past the 'George and the Dragon' public house on your right and the general store (on your right). Over the bridge, (the cricket fields are on your right), and follow the road out in the direction of 'Cowgill'. It is approximately two miles down this road. The property is situated on the left just past the post box.

| Energy Efficiency Rating | | Current | Potential |
|---|---|-------------------------|-----------|
| Very energy efficient - lower running costs | | | |
| 92-100 | A | | |
| 81-91 | B | | |
| 69-80 | C | | |
| 55-68 | D | | |
| 39-54 | E | | |
| 21-38 | F | | |
| 1-20 | G | 13 | 18 |
| Not energy efficient - higher running costs | | | |
| England & Wales | | EU Directive 2002/91/EC | |

| Environmental (CO ₂) Impact Rating | | Current | Potential |
|---|---|-------------------------|-----------|
| Very environmentally friendly - lower CO ₂ emissions | | | |
| 92-100 | A | | |
| 81-91 | B | | |
| 69-80 | C | | |
| 55-68 | D | | |
| 39-54 | E | | |
| 21-38 | F | 35 | 40 |
| 1-20 | G | | |
| Not environmentally friendly - higher CO ₂ emissions | | | |
| England & Wales | | EU Directive 2002/91/EC | |

Cobble Country wish to advise prospective purchasers that we have not checked the services or appliances. The sales particulars have been prepared as a guide only; any floor-plan or map is for illustrative purposes only. Cobble Country, for themselves and for the vendors or lessors of this property whose agents they are give notice that: the particulars have been produced in good faith; do not constitute any part of a contract; no person in the employment of Cobble Country has any authority to make or give any representation of warranty in relation to this property.

VIEWINGS: Viewings are strictly by arrangement with the sole agent:

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