



**The Hayloft, West Backstone Gill**  
**Dent, LA10 5TE**

**Cobble Country**  
*Dales & lakes*

*Town & Country Property Agents Est. 1992*



# The Hayloft, West Backstone Gill

A lovely detached cottage in an elevated position overlooking Dentdale Valley. This is a traditional conversion located on the outskirts of the Village, affording panoramic views and a peaceful setting.

The Hayloft benefits from a private rear garden with patio area, private parking for two cars, a lean-to store and shed.

Internally this cottage has been tastefully updated, but still retains its character of the former Hayloft, to include exposed beams, exposed wooden lintels and attractive cottage style latch doors.

The Hayloft has two double bedrooms to the ground floor, one of which benefits from a fitted furniture suite to include a book shelf, dressing table and triple wardrobe. This room has an attractive tiled floor and access door to the sun room.

The second bedroom also benefits from a fitted double wardrobe.

The bathroom has a three piece suite in white comprising a low level W.C, a contemporary glass hand basin and bath with shower over.

The sun room extension is located off the bedroom and is fully glazed to three sides with a door to the front of the cottage.

The living space is set on the first floor to take advantage of the cottages elevated position. This is a great space combining the sitting area, dining room and kitchen. It has high beamed ceilings and a feature wood effect (LPG gas) stove on an attractive slate surround with timber mantle.

The dining area has cream base units to one wall with wooden worktops and a fitted oil fired Rayburn stove and central heating boiler.

The kitchen area also has a range of cream wall and base units, with complementary splash back tiles, inset Belfast sink and plumbing for a washing machine. A storage cupboard holds the hot water cylinder.

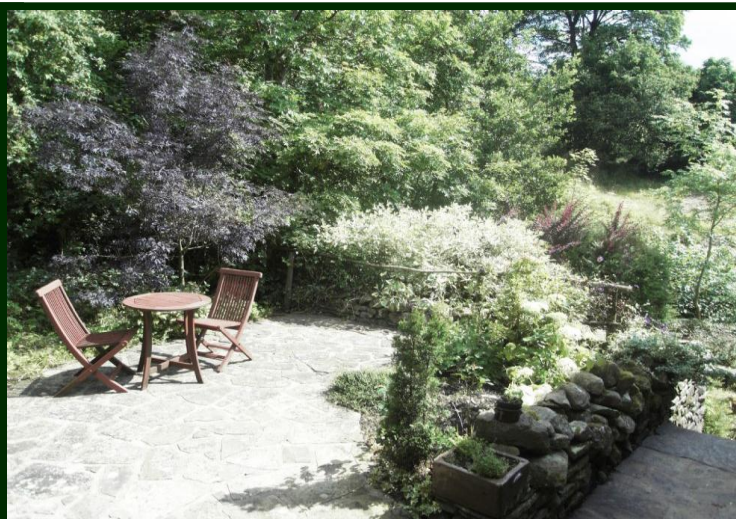
From the dining area there is an open spiral staircase leading the study platform. This provides additional space for a home office or an occasional sleeping area.

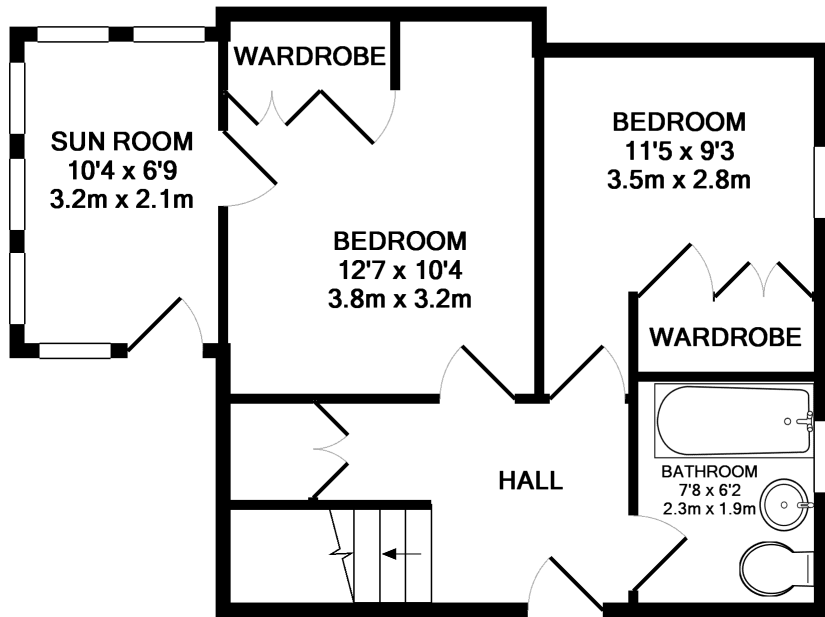
This area has limit head room, a Velux window and eaves storage housing the water tank.

There are French doors leading from the sitting area out to the rear garden patio.

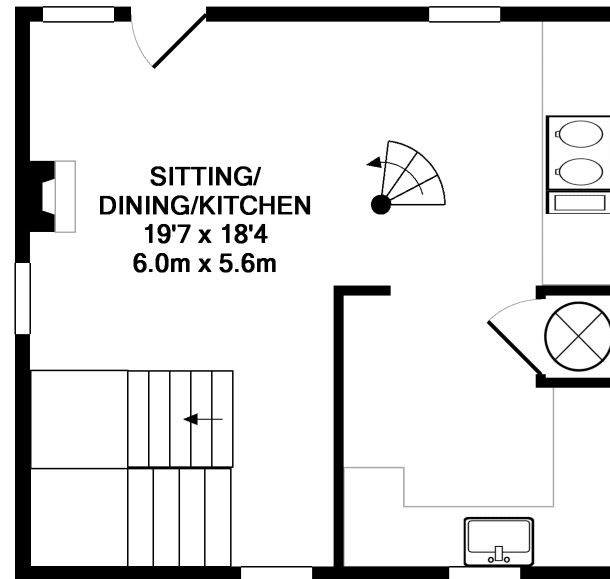
A truly wonderful detached cottage ideal as a second home or permanent residence.

**Guide Price £249,999**

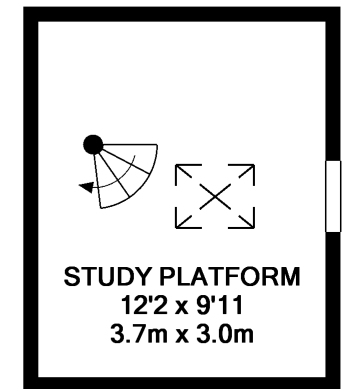




GROUND FLOOR  
APPROX. FLOOR  
AREA 442 SQ.FT.  
(41.1 SQ.M.)



1ST FLOOR  
APPROX. FLOOR  
AREA 360 SQ.FT.  
(33.4 SQ.M.)



STUDY AREA  
APPROX. FLOOR  
AREA 120 SQ.FT.  
(11.2 SQ.M.)

TOTAL APPROX. FLOOR AREA 922 SQ.FT. (85.7 SQ.M.)  
Measurements are approximate. Not to scale. Illustrative purposes only  
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**SERVICES**

Mains electric and water. Shared septic tank, LPG gas, private oil tank

**TENURE**

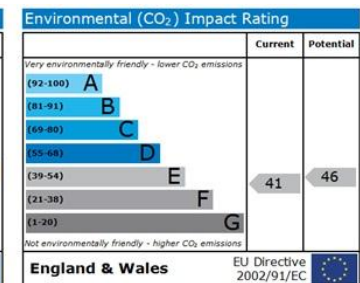
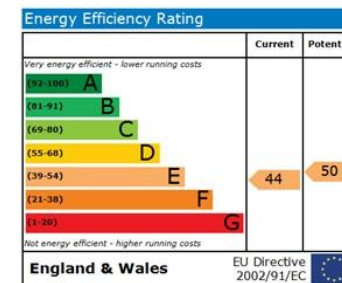
We are advised by the vendor that the property is Freehold

**COUNCIL TAX BAND**

We are advised that the property is currently in Band D.

**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 1/2 mile along this road taking a left hand side lane signed 'West Backstone Gill'. Head up the track and 'The Hayloft' is located in front of you.



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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