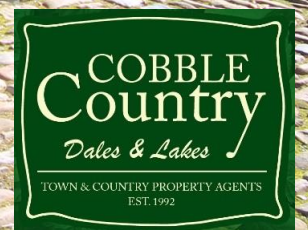




Strait End Queens Square
Sedbergh, Cumbria, LA10 5QW





Strait End Queens Square, Dent, Sedbergh, Cumbria, LA10 5QW

Strait End is a characterful Grade 2 listed property situated centrally to Dent's Main Street where there are many amenities to enjoy. The property is full of character and offers lots of flexibility, as well as potential for improvement.

On entrance through a small porch is the hallway leading to the lounge, dining room, kitchen, utility, and stairs to the first floor. The lounge, situated to the front of the property, is spacious with a fantastic wood burning stove and original features such as a wooden flooring making the room feel very grand. The dining room is also situated to the front of the property and boasts a large window making it lovely and light which also benefits a wood burning stove. Off the dining room is the kitchen, a lovely airy space with great potential for renovations to make it a desirable place to be. To finish the ground floor accommodation is a galley conservatory and a utility, with adjoining modern fitted shower room.

A wooden staircase leads to the first floor where you will find a large enclosed room, ideal as a bedroom or living area. There is potential for an annex space to be created separate to the living accommodation in this area, as the additional staircase and shower room, makes for a perfectly habitable self-contained unit, with access to the main house.

To the first floor there are three good sized bedrooms and a family bathroom. The accommodation provides a great opportunity for modernising to make your own charming family or second home, incorporating lots of originality.

Externally, to the rear is a separate detached barn, which has been converted to a galleried library, with a double-height central space. With the correct permissions this would create an ideal self-contained unit, equally a fantastic office/working space. Also, to the front of the property across the Strait there is another substantial barn/workshop, ideal for storage or again with the correct permission there is a possibility to convert the space.

There is a small rear enclosed garden, with ample space for a table and chairs.

Viewings highly recommended to appreciate this space.

£375,000 OIRO





SERVICES

Mains electricity, water and drainage.

TENURE

We are advised by the vender that the property is Freehold.

COUNCIL TAX BAND

TBC

ENERGY PERFORMANCE CERTIFICATE

Not applicable for Grade 2 listed properties.

DIRECTIONS

Heading through Dents main street, take a turn at the George and Dragon pub. Take the next left, the property is directly in front of you.

REFERAL FEE'S

REFERAL FEES We work closely with third party service providers which we have found to be exceptional, we receive a fee for all referrals: CS Mortgages – Cobble Country £200.00 & Member of Staff £50.00 Verismart EPC / Inventories – Cobble Country £50.00 On The Market – Member of staff £4.00 for each email alert.

A BIT ABOUT DENT:

Dent is situated around 5 miles from the busy market town of Sedbergh. After Dent up the valley is Cowgill, with links to the highest railway station in England on the famous Settle to Carlisle line.

Dent hosts some great amenities such as a community shop with integrated post office facility, Primary School and bus links to the secondary school in Sedbergh. There are two pubs, and three well populated cafes, not forgetting the famous Heritage Centre deeped in history.

A local bus service runs from Dent Station, through to Kendal several times a week.



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.

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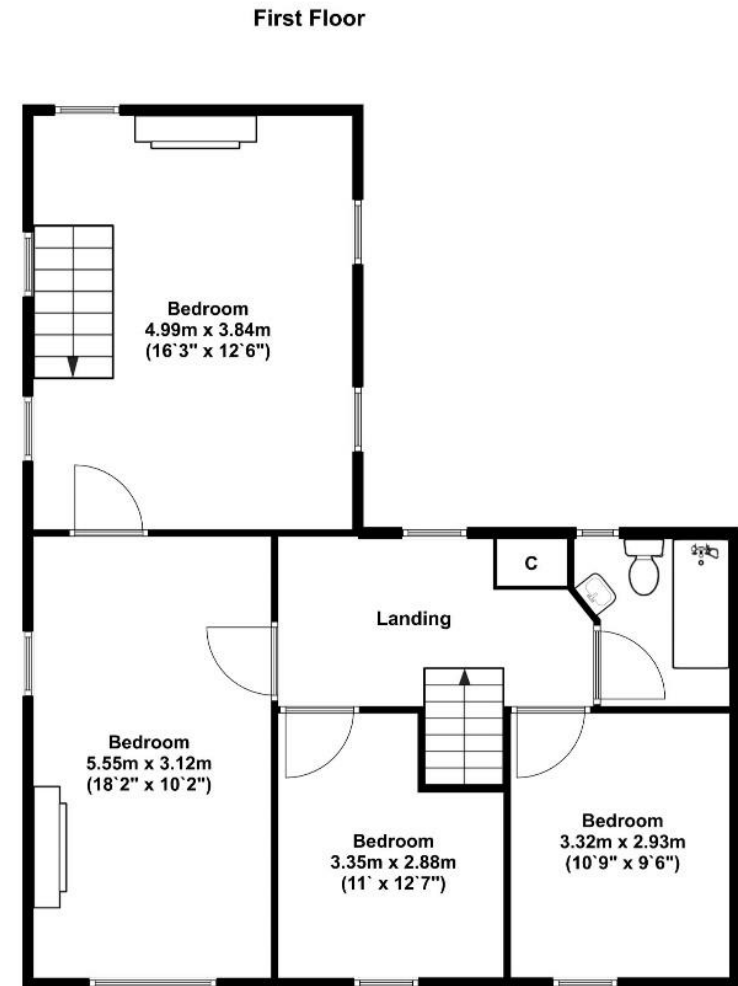
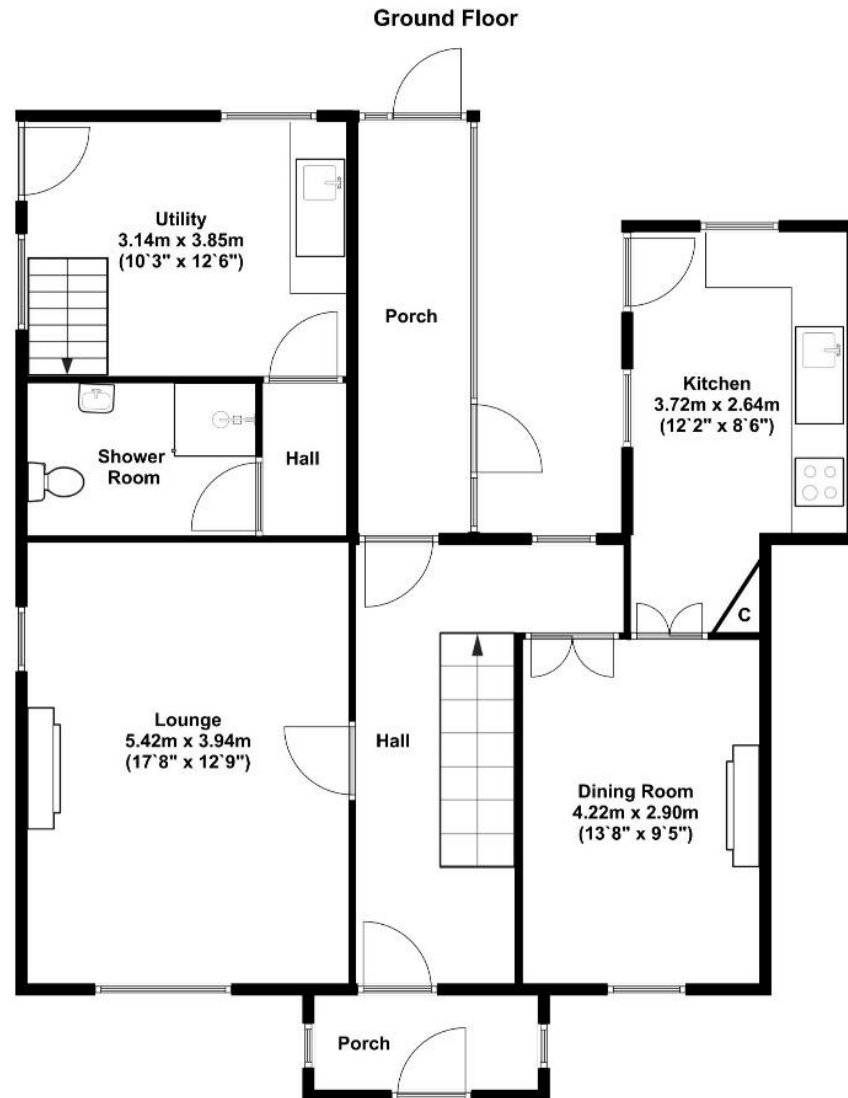
VIEWINGS: Viewings are strictly by arrangement with the sole agent:

Cobble Country Property, 59 Main Street, Sedbergh, Cumbria. LA10 5AB

Tel: 015396 21000

Email: Sedbergh@cobblecountry.co.uk

Web: www.cobblecountry.co.uk



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