



**West Backstone Gill Farmhouse, Dent, LA10 5TE**

**Cobble Country**

# **West Backstone Gill Farmhouse, Dent, Sedbergh, LA10 5TE**

## **Yorkshire Dales National Park**

**A well presented detached property in a beautiful location on the outskirts of Dent.  
West Backstone Gill has three double bedrooms, ample private parking, garden and panoramic views of the  
Dentdale Valley.  
Guide Price £340,000**

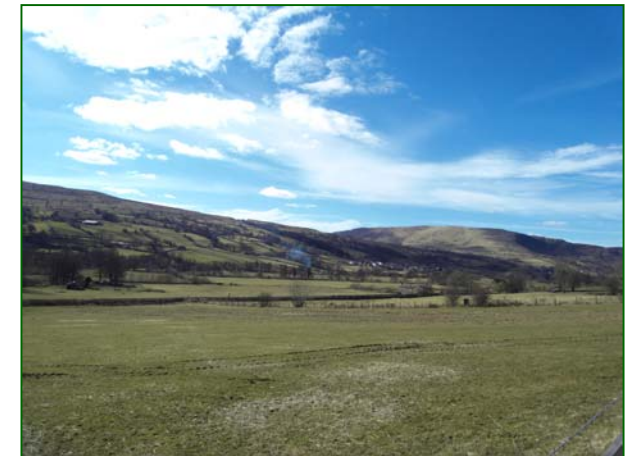
Access to the property is via a front porch leading into the lounge. This room has a large attractive fireplace with cast iron stove and feature wooden mantel. The lounge has front aspect to the open fells, an open staircase to the first floor and opening through to the front second reception room.

The kitchen is a good-sized room comprising, a range of wall and base units, stainless steel sink with drainer, fitted dishwasher and Rayburn in British racing green. The kitchen has an external door to the side of the property and access through to the snug, which is a useful room with built in shelving and patio doors out the garden.

The stairs lead from the lounge to the first floor, which has three double bedrooms and the family bathroom, comprising of a white three-piece suite with electric shower over the bath. Both front bedrooms have a wash hand basin and one has a built in airing cupboard housing the water tank. Off the landing is an additional room into the eaves with plumbing for a washing machine and also a low level W.C and wash hand basin.

West Backstone Gill farmhouse has been tastefully updated, but still retains many period features to include exposed beams, exposed wooden lintels and attractive cottage style latch doors.

No forward chain



## SERVICES

Oil fired central heating – Oil tank to rear of property, shared 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 D 10/11

## 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 ½ mile along this road taking a left hand side lane signed 'West Backstone Gill'.

## VIEWINGS

Viewings are strictly by arrangement with the sole agent.

Cobble Country Property

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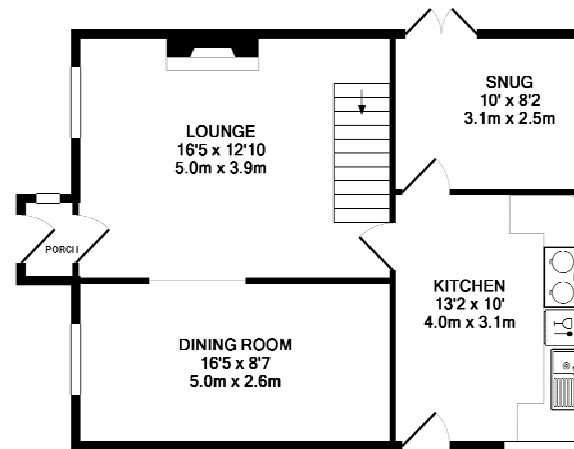
## FREE VALUATION

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. 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.

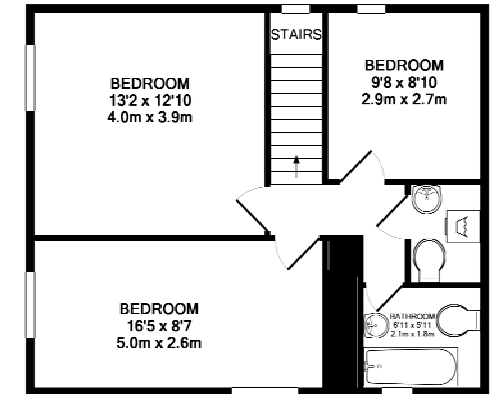
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All information included within the details have been given by the vendor and it is also not to be assumed that there is proof of this information or documents to support it and that enquiries should be independently made. None of the statements or 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.



GROUND FLOOR  
APPROX. FLOOR  
AREA 53.5 SQ.M.  
(576 SQ.FT.)



1ST FLOOR  
APPROX. FLOOR  
AREA 48.7 SQ.M.  
(524 SQ.FT.)

TOTAL APPROX. FLOOR AREA 102.2 SQ.M. (1100 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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