



White Hart House Main Street, Dent,  
Sedbergh, Cumbria LA10 5QL

**Cobble Country**  
*Dales & lakes*

*Town & Country Property Agents Est. 1992*



# White Hart House, Main Street, Dent, Sedbergh, Cumbria LA10 5QL

White Hart House is a beautifully presented traditional Dales cottage in the centre of the desirable village of Dent. This spacious three storey cottage is full of character and has many period features throughout, including original oak beams and exposed stone walls. The Grade II listed cottage was formally the 'White Hart Inn', dating back to the early 18th century.

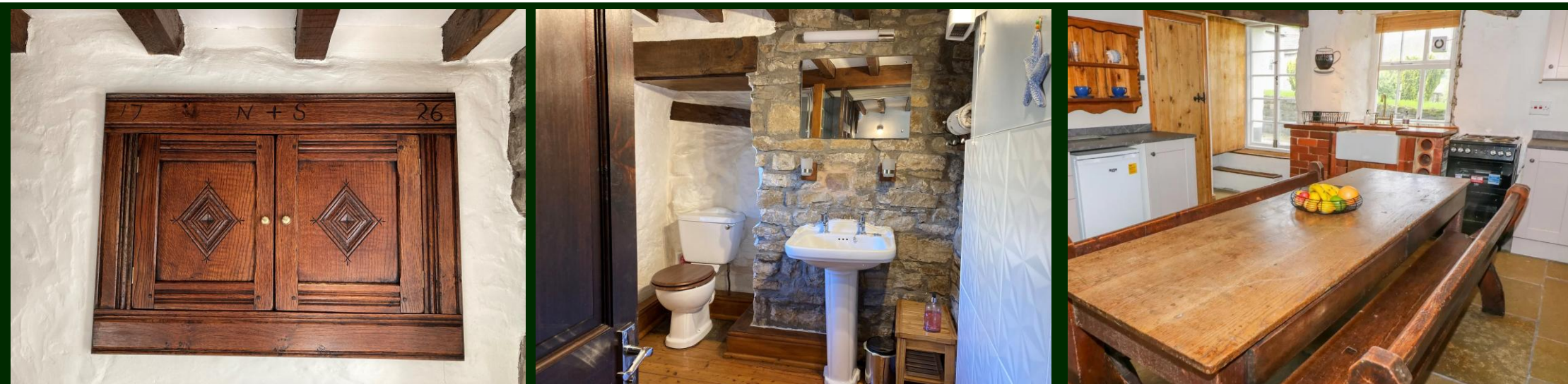
Since then the Inn has been divided into 3 private houses positioned directly behind the historic and much photographed granite stone fountain.

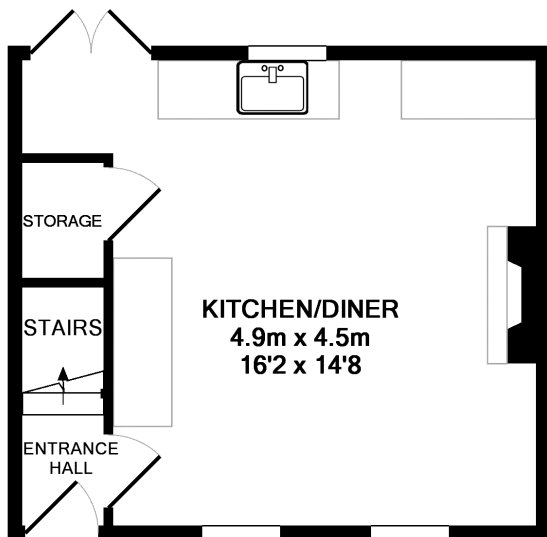
To the ground floor the accommodation comprises of a recently modernised kitchen diner with large feature stone fireplace and raised wood burning stove, cream wall and base units with a Belfast sink set in a red brick base. There is a stone floor with underfloor heating. Double doors lead to the rear of the property with a small peaceful seating area with views of the church and fells beyond. To the first floor there is a lounge with a further wood burning stove, spice cupboard dated 1726 and windows looking out and over the main street of Dent. The bathroom has a three-piece suite with wc, basin and shower cubicle. A wooden staircase leads to the second floor to the three bedrooms. Two bedrooms to the front of the property and one to the rear which has views over the church and the fells beyond.

The cottage has been recently upgraded including efficient smart wave radiators that can be controlled remotely along with the underfloor heating. Also updated electrics including new RCB box. It benefits from wooden double-glazing sash windows and has Superfibre broadband too.

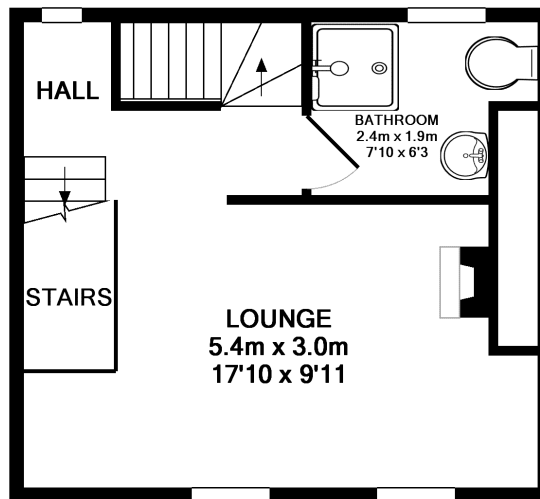
Viewings highly recommended to appreciate the space and surroundings.

**Guide price £235,000**

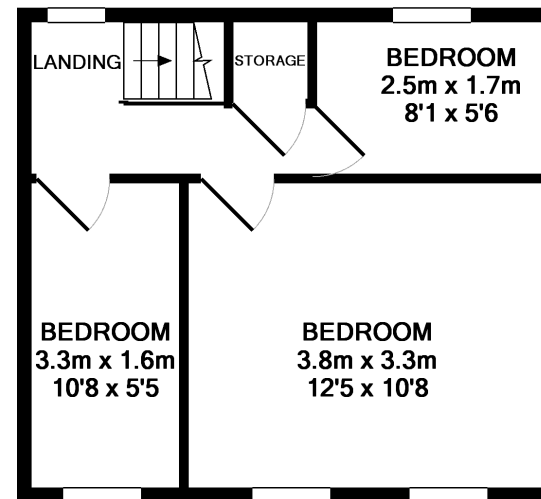




GROUND FLOOR  
APPROX. FLOOR  
AREA 26.8 SQ.M.  
(288 SQ.FT.)



1ST FLOOR  
APPROX. FLOOR  
AREA 26.8 SQ.M.  
(288 SQ.FT.)



2ND FLOOR  
APPROX. FLOOR  
AREA 26.8 SQ.M.  
(288 SQ.FT.)

TOTAL APPROX. FLOOR AREA 80.3 SQ.M. (864 SQ.FT.)  
Measurements are approximate. Not to scale. Illustrative purposes only  
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**SERVICES**

Mains electric, water and drainage.

**TENURE**

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

**COUNCIL TAX BAND**

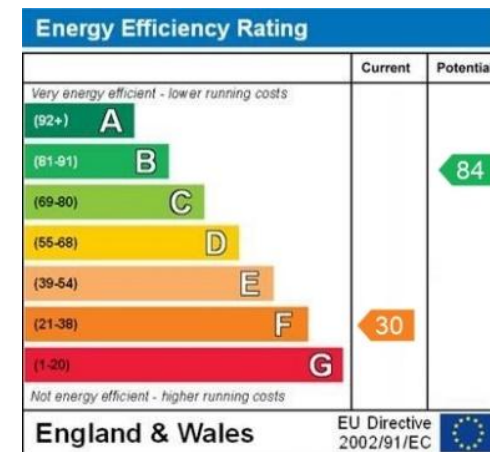
We are advised that the property is currently in band C.

**DIRECTIONS**

From Sedbergh follow the road to Dent. When you reach the village carry on through and onto the cobbles. Past the Sun Inn on your right and the property is the second cottage on the left. Parking is in the village carpark.

**REFERRALS INFORMATION**

We may receive a referral fee from recommended solicitors or mortgage advisors. Full details are available on request.



England & Wales EU Directive 2002/91/EC  
WWW.EPC4U.COM

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

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