



Dale View, Dent
Sedbergh, Cumbria, LA10 5TE

Cobble Country
Dales & lakes

Town & Country Property Agents Est. 1992



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A wonderfully presented detached barn conversion positioned on the outskirts of the charming Dales village of Dent. Dale View affords wonderful countryside views, ample private parking, a rear garden and also enclosed paddock, which is approximately ¼ acre. There is also a good sized attached workshop with light and power.

This traditional stone barn has been converted by the present owners to a high standard with many attractive features and making full use of the internal space.

Entrance to the property leads into the large kitchen, this is a bright room with dual aspect and is fully fitted with wooden wall and base units, complimentary worktops and under floor heating. Integral fittings include a sink 1/2 with drainer, dishwasher and an electric black gloss rangemaster oven with 6 gas burners. A door leads into the utility room with space for additional kitchen appliances and plumbing for a washing machine and tumble dryer.

An exposed stone archway opens through from the kitchen into the dining room, doors provide access into the home office and hall. The lounge is another spacious room with large three panelled glazed screen allowing plenty of natural light. An attractive fire place is the main focal point with cast iron wood burning stove with a large exposed wooden mantle.

Door leads out from the lounge onto the rear garden, with shed. A stream runs along the far border of the garden and there is also a gate to the bottom wall leading onto the parking area, which has an open timber store and stone dog kennel. A wooden gate leads into the paddock.

To the first floor there is a spacious galleried landing looking down onto the lounge and double airing cupboard. Doors lead into one of bedrooms and the family bathroom. The bathroom suite comprises of a bath, low level W.C with push flush, wash hand basin with mixer tap and separate shower cubicle, all in white with chrome accessories.

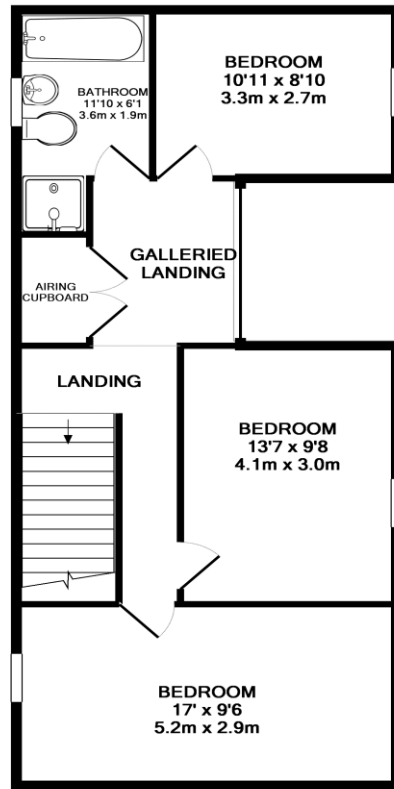
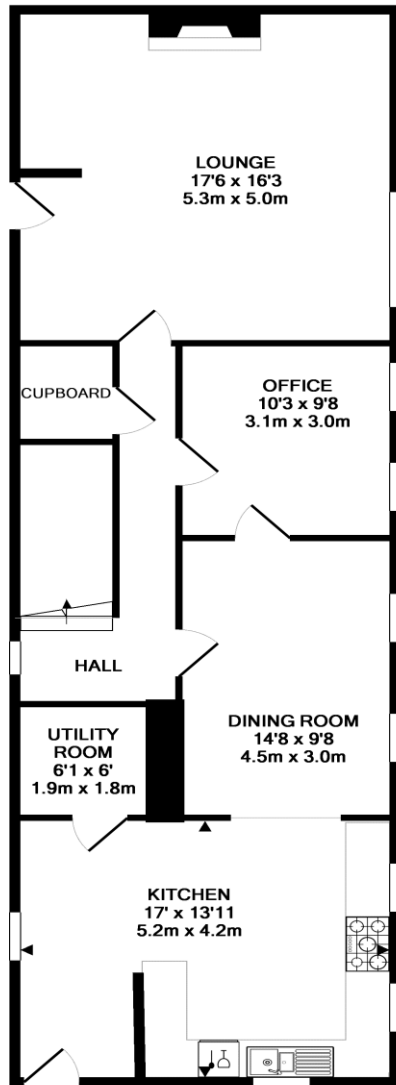
The hall leads down to a further two double bedrooms. Loft access is from the landing, which is boarded, carpeted and can be used as additional storage or a kids games area with limited head height.

Fully double glazed.

This is a quality property with many beneficial features.

Guide Price £450,000





1ST FLOOR
 APPROX. FLOOR
 AREA 630 SQ.FT.
 (58.5 SQ.M.)

GROUND FLOOR
 APPROX. FLOOR
 AREA 951 SQ.FT.
 (88.3 SQ.M.)

TOTAL APPROX. FLOOR AREA 1581 SQ.FT. (146.9 SQ.M.)
 Measurements are approximate. Not to scale. Illustrative purposes only
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SERVICES

LPG gas central heating and a back boiler on the wood burner. Mains electric and water, private septic tank drainage.

TENURE

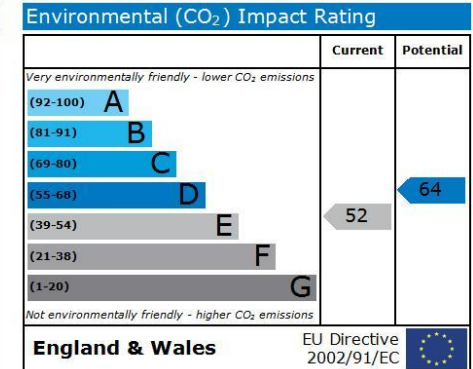
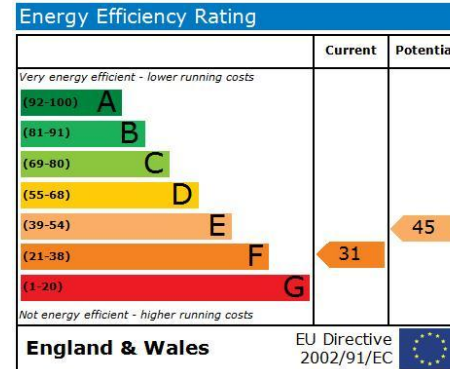
We are advised by the vendor that the property is Freehold.

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 1/2 mile along this road taking a left hand side lane signed 'Backstone Gill'.



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.