



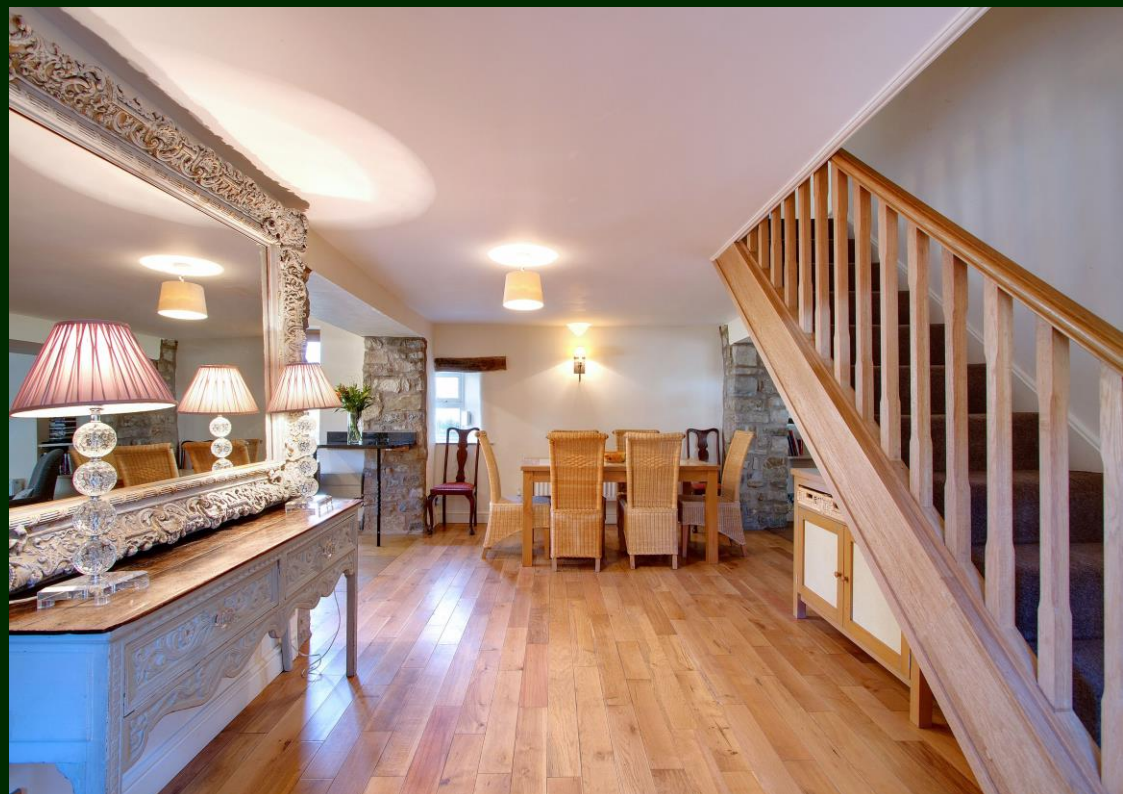
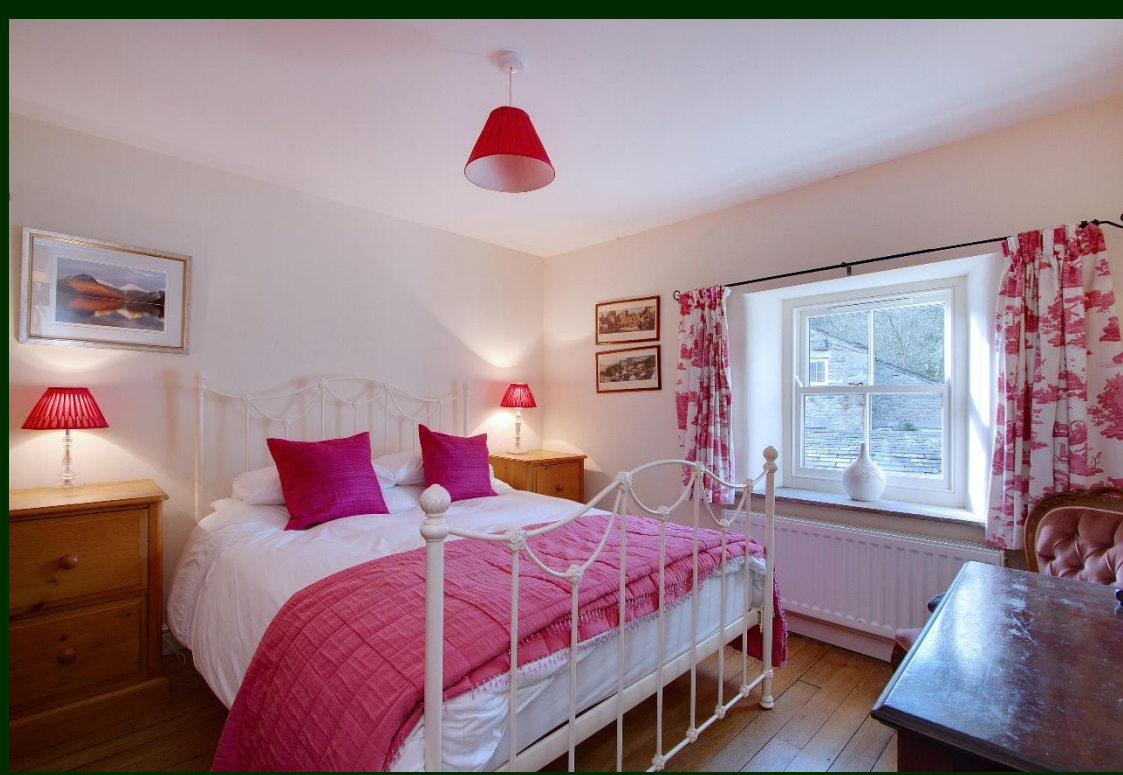
BRIDGE  
COTTAGE

COBBLE  
Country  
*Dales & Lakes*

TOWN & COUNTRY PROPERTY AGENTS  
EST. 1992

Bridge Cottage Gawthrop  
Dent, Cumbria, LA10 5TA







# Bridge Cottage Gawthrop, Dent, Cumbria, LA10 5TA

Located in the idyllic hamlet of Gawthrop, Bridge Cottage presents as a beautiful Country Cottage enjoying elevated views over Dentdale, whilst overlooking Oliver Gill adjacent to the property.

Although semi-detached the Cottage distinctly feels detached with only a small one-bedroom house attached to the rear.

The Cottage has been tastefully modernized throughout, finished off to a high standard, considering every little aspect. The layout of the ground floor has been designed to incorporate an open plan feel with distinctive areas for living and dining, perfect for socializing.

The accommodation is spread over two floors comprising of an Oak fitted kitchen with a range of well-established wall and base units, and integrated appliances including a cooker, hob, dishwasher, Belfast sink and benefits underfloor heating. The kitchen also accommodates beautiful French doors leading to the rear patio. Off the kitchen a substantial dining area and through to the lounge, with fantastic log burner, ideal for those cooler winter evenings. To finish, there is a separate utility room, with adjoining shower room.

To the first floor, three bedrooms, two good-sized doubles and one single, finished with a large bespoke family bathroom, with lovely features including a roll top bath, separate shower, toilet and washing facility.

The property is littered with original character, incorporating wooden flooring, wooden beams, lintels, and lovely, exposed stone walls. Light is also diffused throughout, as the property offers large windows and plentiful spotlights in all rooms, making all spaces feel nice and airy.

Externally there is a patio to the rear, with over hanging balcony looking over the neighboring stream, providing access to the front of the property. The property also benefits a garage, which provides a great opportunity to formulate the building or equally demolish to create parking for several cars.

This former holiday let has an official grading of a 5 Star establishment. (5\* Visit Britain Rating). Proving a fantastic opportunity to acquire a successful holiday let. Rental income figures from the last three years can be provided upon request from Cobble Country.

Viewings highly recommended to appreciate this space.

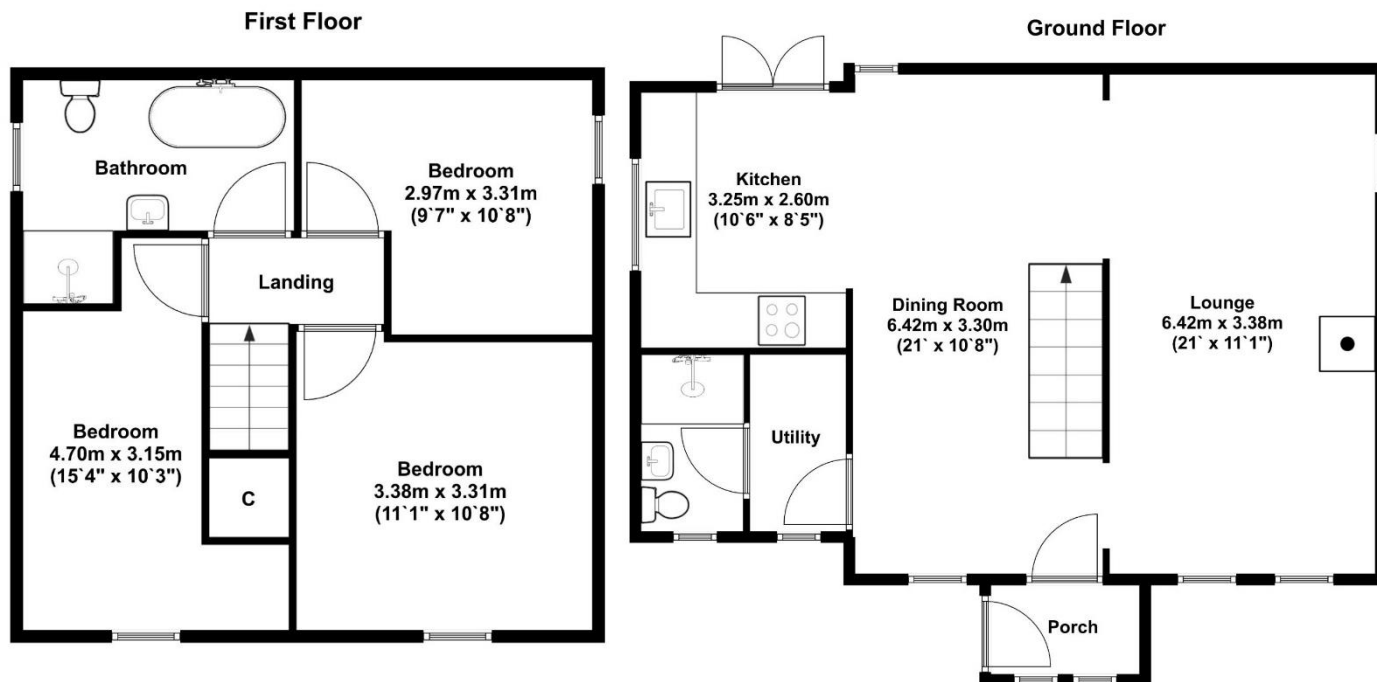
**Guide Price £350,000**











#### 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.

#### SERVICES

Mains Electric and Water.

Efficient Electric heatrae radia boiler

Drainage is via a septic tank.

#### TENURE

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

#### COUNCIL TAX BAND

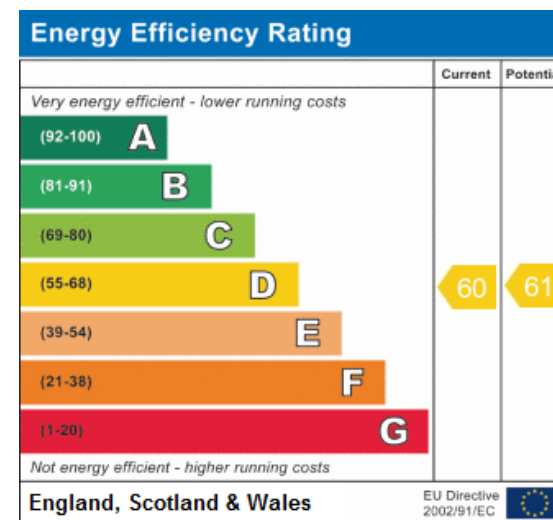
We are advised that the property is currently exempt as currently payable by business rates.

#### DIRECTIONS

From Sedbergh follow signposts to Dent. Approximately one mile from Dent turn right signposted Barbon – Gawthrop. Follow the road up hill and the property is situated just before the bridge on the right.

#### REFERRAL FEE'S

REFERRAL 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.



**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