



High Haycote, Gawthrop, Dent, LA10 5QH

Cobble Country

High Haycote, Gawthrop, Dent, Sedbergh, LA10 5QH

A historic former farmhouse in the hamlet of Gawthrop just outside the Yorkshire Dales charming village of Dent. This detached property has been upgraded with sympathetic care and modern comforts, which are unobtrusive within its solid stonewalls. Efficient oil fired cooker / boiler and multi-fuel stove in lounge with old open fire range in dining room.

The property comprises of 2 reception rooms, spacious kitchen with pantry and W.C on the ground floor, with the 3 bedrooms, and family bathroom to the first floor.

Externally the property benefits from a spacious double garage, 2 workshops, and also an outside cabin comprising of a Jacuzzi and sauna fitted with full music and light systems for a relaxing escape.

Extensive upgrades have taken place to the surrounding grounds and to the water supply and treatment. Front garden area leads down to the nearby stream that would develop into a more formal area if needed although there is a lawned garden area with summerhouse and greenhouse through a gated enclosure behind the garage.

An 8-acre field is also available to purchase on a separate negotiation, which is ½ mile from the property.

Offers over £427,000



SERVICES

Private water with full UV treatment system. Private septic tank. Oil tank. Mains electric.

TENURE

We are advised by the vendor that the property is Free Hold

COUNCIL TAX BAND

To be advised by the vendor

DIRECTIONS

FROM Jct 37 and take A684 to Sedbergh. On entering Sedbergh follow the road to the right by St Andrews Church Continue out of Sedbergh towards Dent over a hump back bridge and follow the road for approximately 4 miles. Approximately half a mile before Dent turn right signposted Barbon – Gawthrop. Follow the road up hill and straight past the left hand turn to Barbon. Another 100 yards and property is situated just left into farm entrance and through gateway to High Haycote.

VIEWINGS

Viewings are strictly by arrangement with the sole agent.

Cobble Country Property

59 Main Street, Sedbergh, Cumbria. LA10 5AB

Tel: 015396 21000

cobblesedbergh@yahoo.co.uk

www.cobblecountry.co.uk

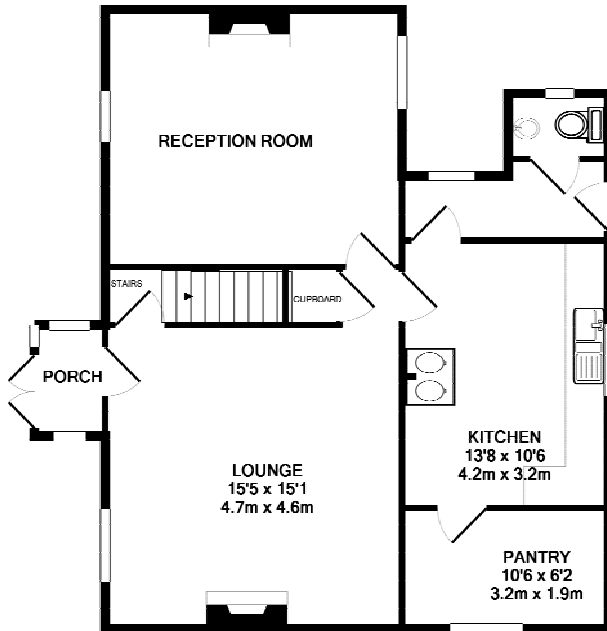
**PLEASE CONTACT THE AGENTS BEFORE TRAVELLING ANY
DISTANCE TO VIEW, TO ARRANGE AN APPOINTMENT AND
TO DISCUSS ANY POINTS OF PARTICULAR IMPORTANCE**

FREE VALUATION

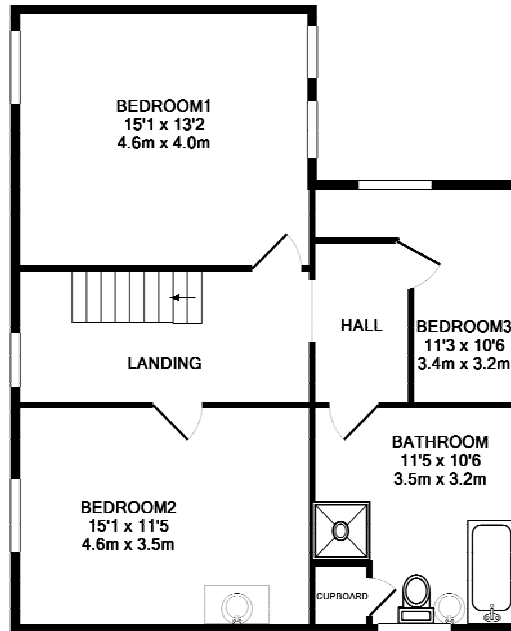
In order to assist you in the possible purchase or rental of this property, we can offer, without obligation and free of charge, experienced and professional help on the valuation and / or opportunities for your own home. We can advise you on options that may be suitable for the current market as well 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.

DISCLAIMER

The use of photographs for this publication are for your information only, it should not be assumed that any fixtures fittings or contents seen within the photographs are included in the sale. The vendor has given all information included within the details and it is also not to be assumed that there is proof of this information or documents to support it and those enquiries should be independently made. None of the statements or measurements contained in these particulars is 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 70.8 SQ.M.
(762 SQ.FT.)

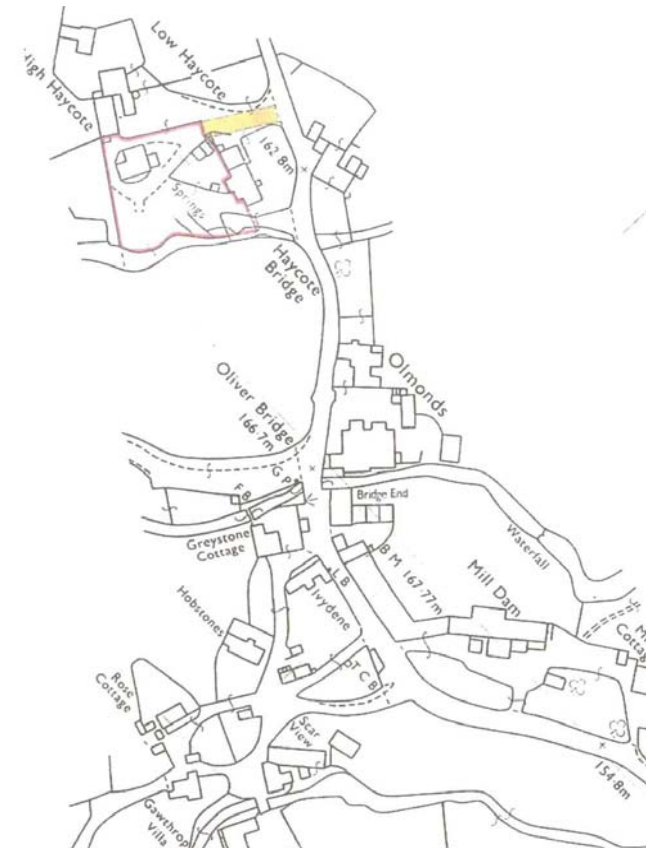


1ST FLOOR
APPROX. FLOOR
AREA 66.4 SQ.M.
(715 SQ.FT.)

TOTAL APPROX. FLOOR AREA 137.2 SQ.M. (1477 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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Energy Efficiency Rating

	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92-100) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F	23	25
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
England & Wales	EU Directive 2002/91/EC	

Environmental (CO₂) Impact Rating

	Current	Potential
<i>Very environmentally friendly - lower CO₂ emissions</i>		
(92-100) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F	18	19
(1-20) G		
<i>Not environmentally friendly - higher CO₂ emissions</i>		
England & Wales	EU Directive 2002/91/EC	

