



**Slack Cottage, Deepdale**  
Sedbergh, Cumbria, LA10 5QU

**Cobble Country**  
*Dales & lakes*

*Town & Country Property Agents Est. 1992*



# Slack Cottage, Deepdale

## Sedbergh, Cumbria, LA10 5QU

A detached period property set back on a quiet lane in the hamlet of Slack approximately one mile from the charming Cumbrian village of Dent.

Spanning over three floors including a large basement, the original cottage has a lounge, kitchen with oil fired Rayburn, three bedrooms, bathroom and separate W.C. The basement area has a utility space and two workshop areas with access to the rear store.

The extension to the rear provides a large vaulted living room/dining area with small conservatory area and french doors to the South facing balcony.

Flagged stairs lead down to a large bedroom with an adjoining bathroom with a four piece suite.

This main bedroom is separate from the other rooms to the front of the cottage, which offers the potential for various alternate uses, for example a B&B or semi independent living.

From the lower ground floor a corridor leads to the basement area and there is a door to the side garden.

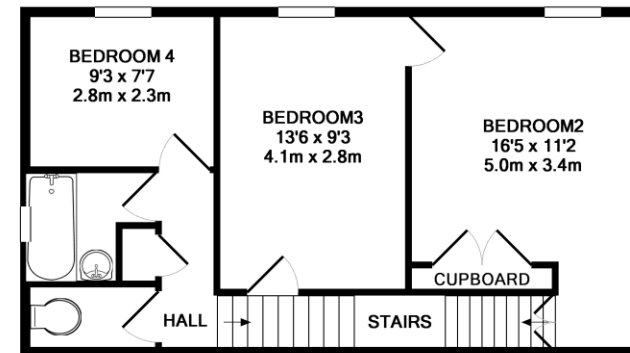
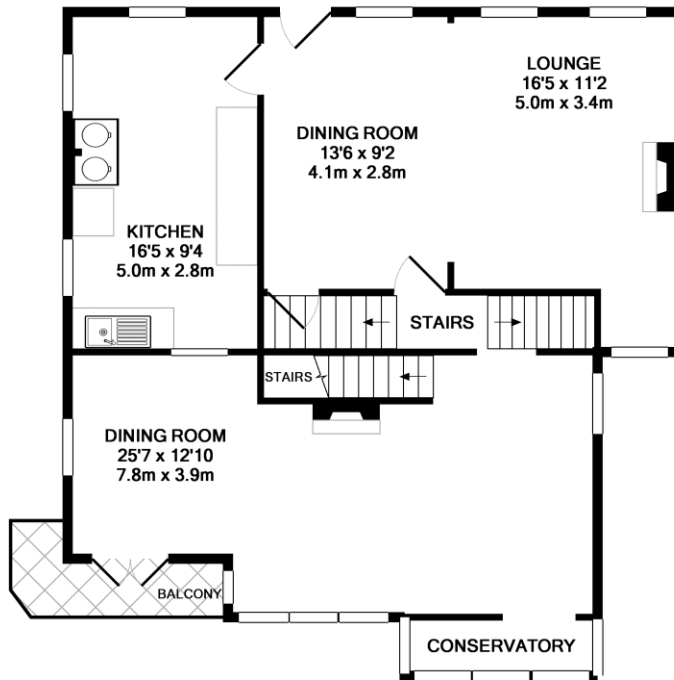
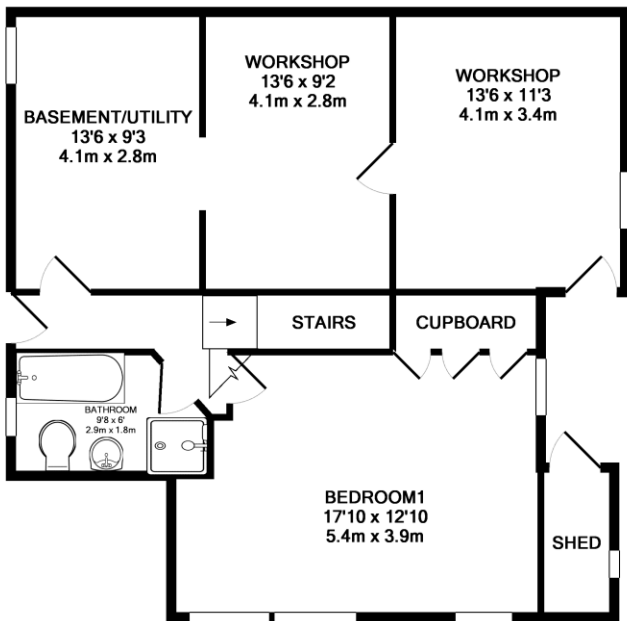
Externally there is private parking, a detached barn, garden and wonderful countryside views.

The property benefits from oil fired central heating, spring fed water, private drainage, traditional wooden windows and many period features.

Slack Cottage is picturesque outside and deceptively spacious inside.

**Guide Price £295,000**





TOTAL APPROX. FLOOR AREA 2080 SQ.FT. (193.2 SQ.M.)  
Measurements are approximate. Not to scale. Illustrative purposes only  
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**SERVICES**

Oil fired central heating, spring fed water supply, private drainage and mains electric.

**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**

From sedbergh follow signposts to Dent. Drive into the Main Street of Dent, into the cobbled area, at the 'George and Dragon' Pub take the right fork and follow this road out past the Post Office. Continue on this road for approximately half a mile, just after the red phone box on the right, take the right turn up a slight incline. Follow this lane for approx 150yds, the barn is situated on the left with a grass/gravel parking area. The property is set back on the right hand side.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100) <b>A</b>			
(81-91) <b>B</b>			
(69-80) <b>C</b>			
(55-68) <b>D</b>			
(39-54) <b>E</b>			
(21-38) <b>F</b>		22	42
(1-20) <b>G</b>			
Not energy efficient - higher running costs			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC	

Environmental (CO <sub>2</sub> ) Impact Rating		Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions			
(92-100) <b>A</b>			
(81-91) <b>B</b>			
(69-80) <b>C</b>			
(55-68) <b>D</b>			
(39-54) <b>E</b>			
(21-38) <b>F</b>		18	36
(1-20) <b>G</b>			
Not environmentally friendly - higher CO <sub>2</sub> emissions			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC	

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.

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

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