



**Syke Fold House, Dent**  
**Sedbergh, Cumbria, LA10 5RE**

**Cobble Country**  
*Dales & lakes*

*Town & Country Property Agents Est. 1992*



# Syke Fold House, Dent

A large detached property located in a beautiful rural setting just 1.5 miles from Dent village, affording lovely panoramic views of the surrounding countryside.

Externally the property is accessed via a gated private drive leading up to the house, with ample private parking and access to the detached garage (5.3m x 2.7m). To the front of the property there is a lawned area with feature pond. To the side of the property is a formal herb garden with green-house and a grassed area planted with fruit trees. There is also a seating area to the rear of the property. Located under the converted barn is a large wine cellar (5.1m x 3.7m).

Internally Syke Fold has undergone improvement works and has been extended into the attached barn for further accommodation. This makes the property very spacious inside and therefore flexible for various lifestyles.

To the ground floor is the kitchen/diner with wooden cream base units and a middle island unit. The kitchen comprises of a double corner sink with drainer, a 'Mercury' range cooker, integral dishwasher and fridge. The kitchen has a feature wood-burning stove and ample dining space with windows out to the front lawn.

From the hall, there is access to a reception room and a utility room. The reception room has a coal-burning stove, glass-panelled double doors to the hall, and window to the rear of the house. Off the utility room is a home office. This has the potential for a bedroom as, combined with the utility (original main kitchen), it could be used as a self-contained area within the house.

The garden room is located to the rear of the property looking out to the rear seating area. This room has flagged under floor heating and access to the W.C, second reception room and external door to the rear garden and side lawn.

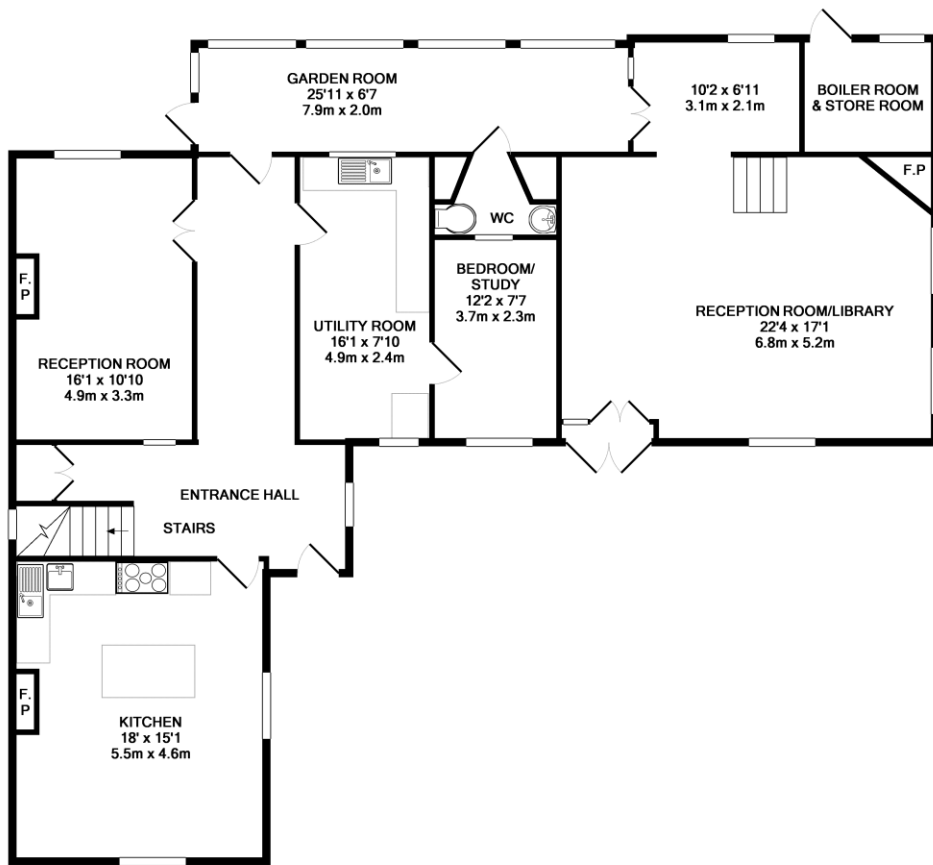
The second reception room is in the converted barn, with access through an open arch to a charming split-level room also with under floor heating. The raised area is currently used as a library so is fully fitted with book cases, a fitted ladder and vaulted ceiling. There is a feature corner multi-fuel stove on an attractive stone flagged hearth. The lower level provides space for dining/sitting area with French doors leading out to the front terrace. The planning consent for the barn conversion includes business use.

To the first floor is the master bedroom suite comprising a double bedroom, dressing room and four piece bathroom suite. There are also two further double bedrooms both with ensuite shower rooms and fitted wardrobes.

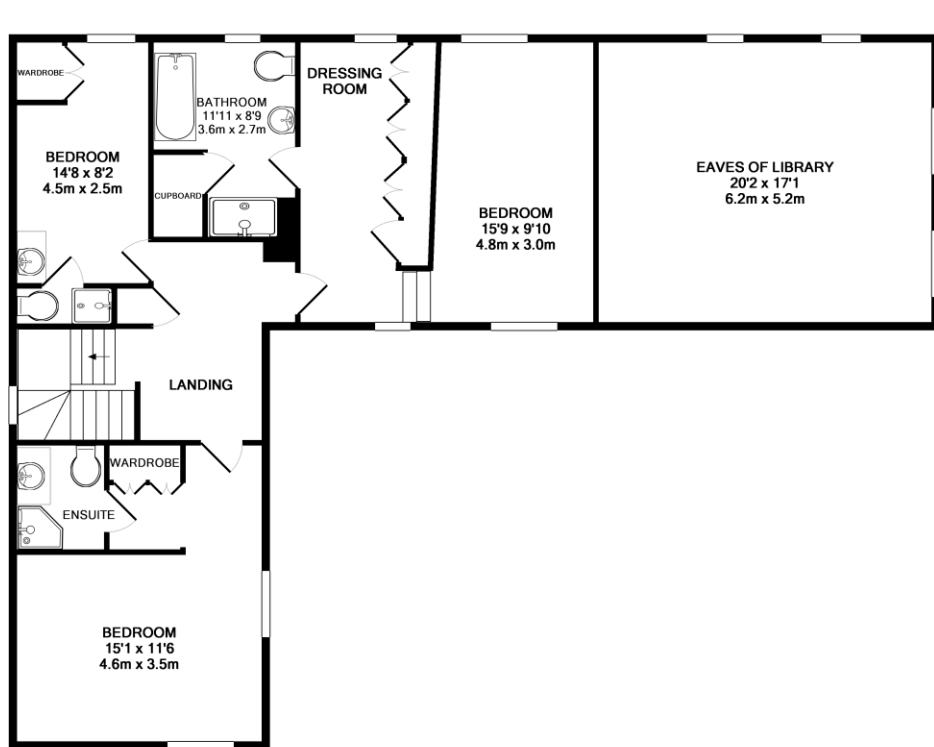
This is a large versatile country house in a beautiful picturesque location.

**NEW PRICE £549,999**





GROUND FLOOR  
APPROX. FLOOR  
AREA 1646 SQ.FT.  
(152.9 SQ.M.)



1ST FLOOR  
APPROX. FLOOR  
AREA 1306 SQ.FT.  
(121.4 SQ.M.)

TOTAL APPROX. FLOOR AREA 2952 SQ.FT. (274.2 SQ.M.)  
Measurements are approximate. Not to scale. Illustrative purposes only  
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**SERVICES**

Mains electric, shared private water supply, septic tank drainage, oil fired central heating.

**TENURE**

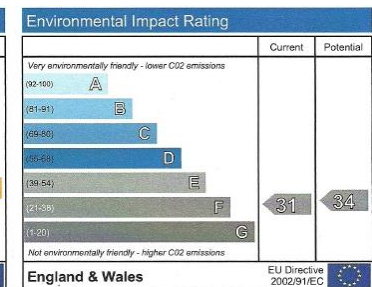
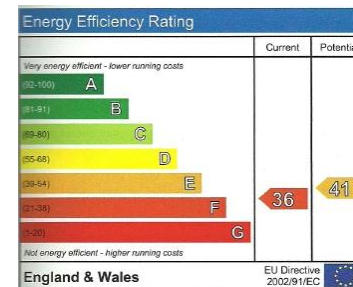
We are advised by the vendor that the property is Freehold

**COUNCIL TAX BAND**

We are advised that the property is currently in Band G.

**DIRECTIONS**

From Junction 37 of the M6 take the A684 to Sedbergh. After 4.5 miles as you enter Sedbergh, turn right sign posted to Dent, past the rugby field and right at the junction. Continue 5 miles into the village of Dent, bearing right at 'The George and Dragon' pub. Continue along this road for 1.5 miles and shortly after 'Wherside Manor' the property is located on the right hand side.



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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