



High Croft Incorporating Brooks Barn, Dent

£520,000 Freehold



Your Local Estate Agents **Thomson Hayton Winkley**



High Croft incorporating Brooks Barn, Dent

This appealing property is offered for sale with no upper chain. Outside offers generous gardens, which take full advantage of the beautiful views, ample driveway parking, a stone built workshop and a timber garden shed with light and power.

The well proportioned accommodation, which retains many period features, briefly comprises entrance hall, sitting room, dining kitchen, lounge, home office, utility room, pantry, cloakroom and rear porch to the ground floor and open plan kitchen, dining and living space, four double bedrooms, with one having an en suite bathroom, a family bathroom, shower room and a store on the first floor. The property benefits from double glazing to the most part, has LPG heating and B4RN superfast broadband.

A traditional stone built versatile detached property which offers the option of independent living via Brooks Barn, an integral apartment with its own external access which can be closed off from the main house providing one or two bedroom accommodation. High Croft incorporating Brooks Barn, which boasts outstanding countryside and fell views, is pleasantly situated on the fringe of Dent village within the Yorkshire Dales National Park. Dent has a thriving community and boasts a well renowned primary school, village store, church, cafes, public houses and Dent railway station, which is 2.7 miles east of the house. The location is just 5 miles from the many amenities available in Sedbergh, junction 37 of the M6 is within easy reach and the market town of Kirkby Lonsdale is 10 miles away.

Council Tax band: D Tenure: Freehold

GROUND FLOOR

ENTRANCE HALL

16' 2" x 6' 4" (4.93m x 1.94m)

Double glazed door and window, radiator with decorative cover, understairs cupboard, exposed beams, flagged flooring.

DINING KITCHEN

22' 1" x 11' 1" (6.72m x 3.37m)

Two double glazed sliding sash windows, radiator, base and wall units, Belfast sink to granite worktop, Rayburn range cooker with feature stone lintel, tiled splashbacks, flagged flooring.

PORCH

5' 11" x 5' 5" (1.80m x 1.66m)

Double glazed door and windows, light and power, tiled flooring.

INNER HALL

2' 11" x 2' 7" (0.89m x 0.79m)

Exposed floorboards.

SNUG

12' 3" x 10' 0" (3.74m x 3.06m)

Double glazed sliding sash window, radiator, decorative fire surround, fitted mirror and shelving, exposed beams, flagged flooring.

PANTRY

5' 4" x 4' 4" (1.62m x 1.32m)

Single glazed window, stone worktop and shelving, fitted shelving, tiled flooring.

CLOAKROOM

4' 5" x 3' 0" (1.35m x 0.92m)

Single glazed window, radiator, two piece suite comprises W.C. and wash hand basin with tiled splashback, fitted shelving, tiled flooring.

SITTING ROOM

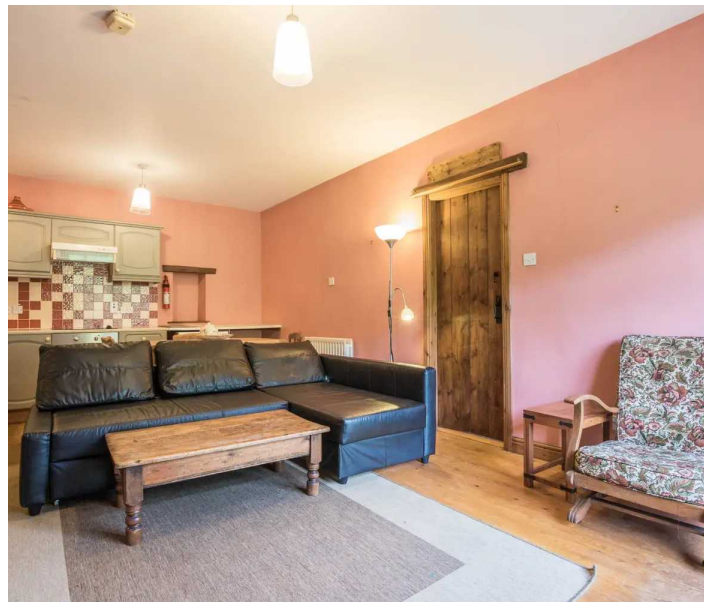
21' 7" x 11' 10" (6.59m x 3.60m)

Double glazed door, two double glazed windows, freestanding woodburning stove, high level shelving, exposed beams, stonework, and floorboards.

HOME OFFICE

12' 0" x 8' 9" (3.67m x 2.67m)

Double glazed window, fitted cupboards, exposed floorboards.





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Double glazed window, fitted cupboards, exposed floorboards.

UTILITY ROOM

10' 0" x 9' 0" (3.06m x 2.75m)

Timber door, two double glazed windows, base units, stainless steel sink, built in cloaks and storage cupboards, LPG boiler, exposed beams, flagged flooring.

FIRST FLOOR

LANDING

6' 4" x 2' 11" (1.93m x 0.9m)

Double glazed window, coving, loft access.

BATHROOM

9' 3" x 5' 9" (2.81m x 1.74m)

Heated towel radiator, three piece suite in white comprises W.C., wash hand basin and bath with thermostatic shower over, built in cupboard housing plumbing for washing machine, fitted glass shelf, extractor fan, recessed spotlights, partial tiling to walls, exposed floorboards.

BEDROOM

12' 3" x 11' 10" (3.73m x 3.6m)

Double glazed sliding sash window, radiator, built in cupboards, coving, exposed floorboards.

EN SUITE

9' 1" x 5' 9" (2.76m x 1.74m)

Double glazed sliding sash window, heated towel radiator, three piece suite in white comprises W.C., wash hand basin and bath with electric shower over, built in cupboard housing hot water cylinder, fitted mirrored wall unit, fitted mirror and glass shelf, extractor fan, recessed spotlights, partial tiling to walls, exposed floorboards.

BEDROOM

12' 2" x 9' 1" (3.7m x 2.78m)

Double glazed window, radiator, exposed floorboards.





BEDROOM/LOUNGE

10' 4" x 8' 5" (3.15m x 2.57m)

Double glazed sliding sash window with window seat, radiator, coving, exposed floorboards.

KITCHEN, DINING AND LIVING SPACE

20' 10" x 12' 0" (6.36m x 3.67m)

Double glazed door and windows, two radiators, base and wall units, stainless steel sink, built in oven, electric hob with extractor hood over, space for fridge, plumbing for dishwasher, fitted coat hooks, exposed beams and floorboards.

BEDROOM

14' 12" x 12' 5" (4.57m x 3.78m)

Double glazed sliding sash window, radiator, wall lights, coving, exposed floorboards.

SHOWER ROOM

8' 6" x 5' 6" (2.59m x 1.67m)

Heated towel radiator, three piece suite in white comprises W.C. with concealed cistern, wash hand basin to vanity and fully tiled shower with thermostatic shower fitment, fitted mirror with lighting and shaver point, fitted wall unit, extractor fan, recessed spotlights, partial tiling to walls, tiled flooring, loft access.

STORE

Dimensions: 5' 4" x 3' 3" (1.65m x 1.00m). Light and power, plumbing for washing machine, fitted shelving and coat hooks.

Private Garden

Parking On Drive

Space for 4 vehicles

Services

Non mains water

Non mains sewage

LPG Gas





Ground Floor



First Floor

High Croft (incorporating Brooks Barn), Dent

Total Area: 202.1 m² ... 2176 ft²

For illustrative purposes only - not to scale. The position and size of features are approximate only.
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