



Rowel House, Main Street,
Dent, Sedbergh, Cumbria LA10 5QL

Cobble Country
Dales & lakes

Town & Country Property Agents Est. 1992



Rowel House, Main Street, Sedbergh, Cumbria LA10 5QL

Located in the idyllic village of Dent, Rowel House is part of the former Post Office. The building itself dates back to the late 18th century. The property is on the Main Street giving direct access to local pubs and shop as well as providing an ideal base for exploring the surrounding countryside.

To the ground floor, there is a living room which benefits from features such as exposed wooden beams and stone wall, flagstone flooring and a wood effect electric fire. These features give the space a rustic, cosy atmosphere, a theme that continues throughout the ground floor of the cottage. Most notably, a farmhouse style kitchen equipped with a double-oven, induction hob, composite sink and drainer and space for a fridge freezer. There is an adjoining dining area. Opposite the living room there is second versatile reception room which is currently being used as a games room.

There is a convenient shower room with wc on the ground floor of the property. Additionally, a utility room and cloak room providing ample space, plumbing for white good as well as storage for outdoor equipment, coats and shoes.

To the first floor the accommodation comprises of four double bedrooms and house bathroom. The main bedroom benefits from a decorative fireplace and hearth retaining the historical element of the cottage.

Externally, there is a private patio courtyard ideal for sitting out and enjoying the quiet environment.

The property has been recently renovated and it benefits from oil fired central heating and heritage double glazing.

Viewings highly recommended to appreciate this space.

Guide Price £430,000

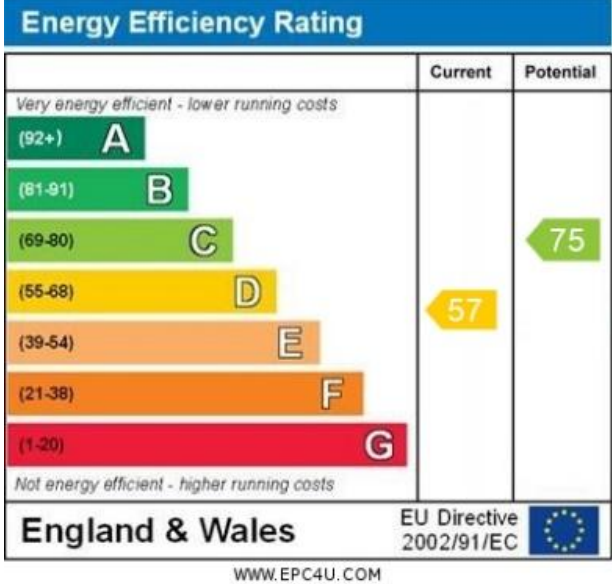




Ground Floor

First Floor

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



SERVICES

Mains electric, water and drainage with oil fired central heating.

TENURE

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

COUNCIL TAX BAND

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

DIRECTIONS

From Sedbergh follow the road to Dent. The property is in the village, on the cobbles situated on the corner of Main Street and Beech Hill. Parking for the cottage is in Dent Village Car park which is the first left hand turn in Dent.

REFERRALS INFORMATION

We may receive a referral fee from recommended solicitors or mortgage advisors. Full details are available on request.

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.