



Low Laning, Laning  
Dent, Sedbergh, Cumbria LA10 5QJ

Cobble Country  
*Dales & Lakes*

Town & Country Property Agents Est. 1992



# Low Laning, Laning Sedbergh, Cumbria LA10 5QJ

Low Laning is a quaint two-bedroom end terrace cottage with lots of potential located in the desirable Dales village of Dent. Dent itself is a charming, historical village in the sought after Yorkshire Dales National Park, perfect for those wanting to explore the natural beauty of the Dales. Dent has its own primary school, village shop, cafes, pubs and is a short drive from Sedbergh and Kirkby Lonsdale.

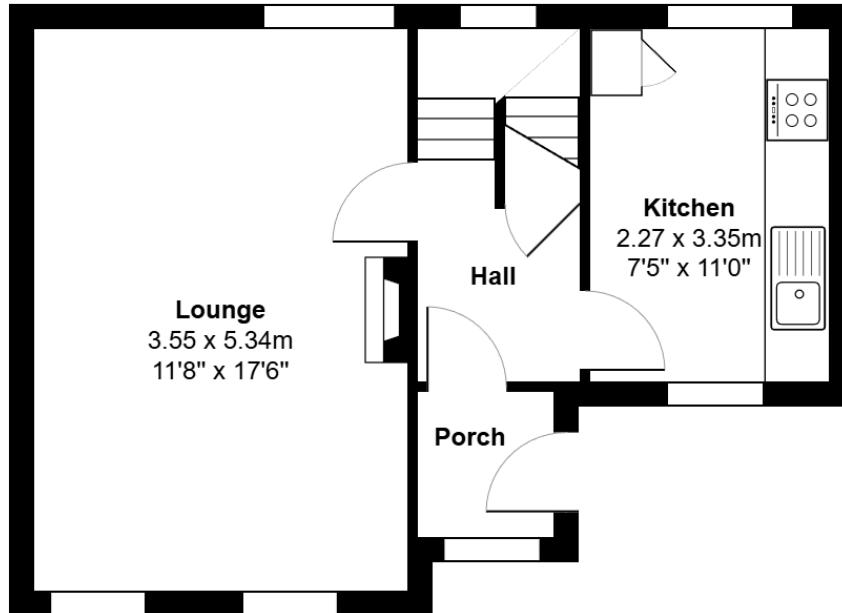
On entering the cottage, to the ground floor accommodation comprises of a porch, entrance hall, living room and kitchen. The kitchen is equipped with plenty of modern wall and base units, stainless steel sink, ceramic hob, room for under counter appliances and an eye level electric oven and grill. In the living room is a feature fireplace with a multi-fuel stove set in, making for a cosy cottage atmosphere.

The first floor of the cottage includes a large bathroom and two double bedrooms. The bathroom contains a bath with electric shower over, pedestal wash basin and wc. The two double bedrooms each include built in storage cupboards. Externally, to the front of the property, there is a patioed yard with space for some outdoor storage.

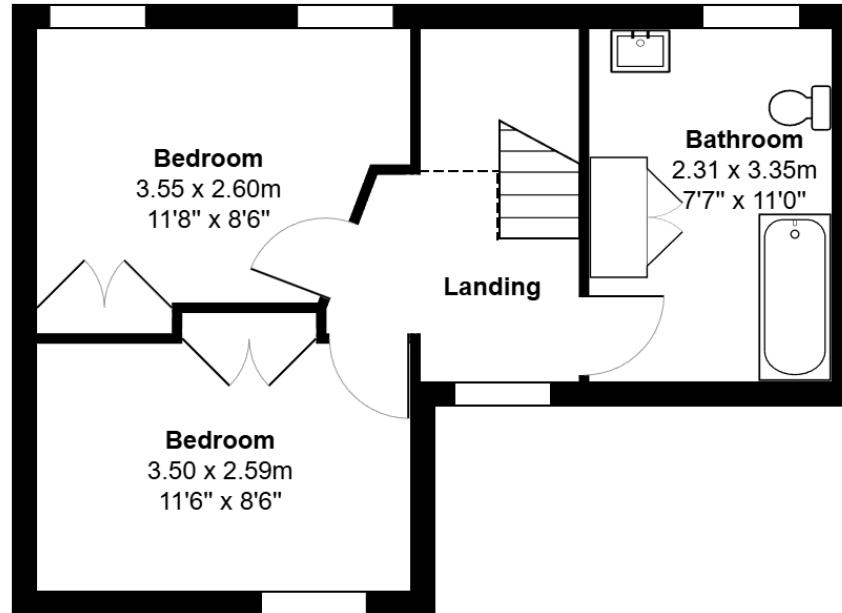
Low Laning is the perfect opportunity to put your own stamp on a character cottage in the delightful village of Dent. Viewings highly recommended to appreciate this space.

**Auction Guide Price £140,000**





**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.

#### TENURE

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

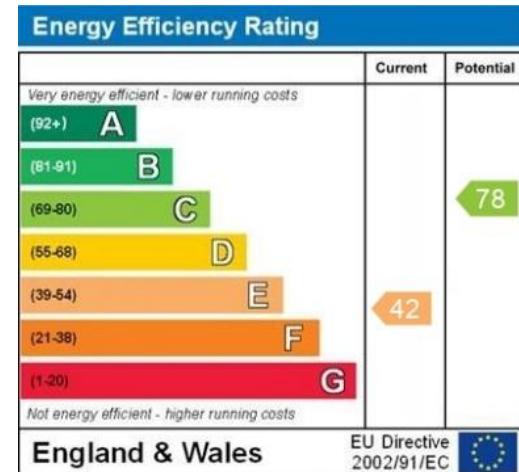
#### COUNCIL TAX BAND

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

#### DIRECTIONS

From Sedbergh follow the road to Dent. The property is the second house on the right after the Dent heritage centre. To park for the property, use Dent Village Car park the first left hand turn in Dent.

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 or warranty in relation to this property.



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

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