



Gate Stables
Dent | Cumbria | LA10 5SU

GATE STABLES





Welcome to Gate Stables, Dent, Sedbergh, LA10 5SU

A wonderful opportunity to immerse yourself in rural life within the highly scenic Dentedale Valley between Sedbergh and Dent within the unrivalled Yorkshire Dales National Park.

Formerly part of the historic and prestigious Gate Manor estate, this is a unique combination of sizeable house and a detached barn with planning permission for conversion, both command idyllic views of the surrounding fields and fells.

Beautifully presented and with immense charm, the former stables have been painstakingly converted and restored to provide spacious and characterful accommodation of a reception hall, large sitting room, wonderful open plan living kitchen, utility room, pantry and porch. There are five bedrooms, a house bathroom, ensuite shower room and two cloakrooms.

The detached barn has consent for change of use to local occupancy dwelling but it currently has immense amenity value by providing garaging, a workshop, gym and extensive storage.

House and barn are surrounded by delightful, well-tended gardens offering a quiet, peaceful and private haven with the advantage of extensive parking provision.

All in all, Gate Stables is an absolute delight in many ways; location, views, space and character. Ready to move straight in and start enjoying life in the Dales with the potential to add future value, this is an opportunity not to be missed, a rare one too, the property has not been offered for sale on the open market since 1968.



We've enjoyed the peace and space of living here. It's a wonderful house for just being quiet by ourselves, but it's a great space to open up when family and friends visit.









Location

Gate Stables is situated between Sedbergh and Dent in the picture perfect Dentdale valley. The uplifting drive between Sedbergh and Dent along Dentdale is unbelievably picturesque.

Famous for their breathtaking scenery, the Yorkshire Dales make the perfect location for those wanting to embrace country life. Whether it's to partake in the physical adventures of the great outdoors or simply enjoy the peace of the tranquil scenery, the fresh air, velvety green hills, bracken covered fells, meandering rivers and dark, starry nights. Gate Stables is the perfect location for you to experience all this and more.

The Dales offer beautiful undulating valleys to explore (not just Dentdale but also those of the Lune, Rawthey and Nidderdale) each proud of its uniqueness, splendid waterfalls and quaint and characterful towns, villages and hamlets. Whether you're a relaxed rambler or an avid hiker, runner or cyclist, a fisherman, horse rider, adrenalin junkie, or are simply on a quest for dark starry skies, the perfect cup of tea, a delicious pub lunch or a tempting craft shop, the Dales has it all.

Within the parish of Dent, but closer to Sedbergh, you can head to either for local services. For essentials, the immensely characterful village of Dent has a small village shop whilst the town of Sedbergh has a wider range of local amenities centered on an attractive Main Street being home to an array of independent retailers, including a traditional grocer and butcher, ironmonger, florist, sweet shop and Spar store. As an official book town, there is also a selection of book shops and a town library. Healthcare is served by a medical centre, dentist and vet. Sedbergh has a weekly Wednesday market and monthly during the summer there is an added artisan market.

The renowned and independent Sedbergh School has extensive local facilities available to local residents, including a swimming pool, various sports facilities and concerts in the state-of-the-art music hall. This is an amazing and highly prized facility for a rural community. As well as having Sedbergh and Dent at your disposal, it's well worthwhile driving over Barbondale (the scenery is delightful) to Barbon and onwards to Kirkby Lonsdale where you'll find a host of independent shops and a great choice of places to enjoy a bite to eat or drink. Rural it may be, isolated it certainly is not.





Setting the scene

Gate Stables has history aplenty, but the conversion has brought a new energy to this period property. A date stone bears the inscription 1810, but it is thought that the property possibly pre-dates this. Originally stables with living accommodation above serving 18th Century Gate Manor, the neighbouring house to the south, the stables were converted and redesigned by the current owners during 2012 – 2019. The finished house is immensely charismatic, rich in character features, many of which were re-purposed from the stables; these include the arched front door and arched window openings either side, internal pitch pine panel doors, stone flags and slate boskins, pitch pine beams, window lintels, wooden upright posts and bridle hooks. Within the large welcoming hall there is a built-in cupboard with oak doors carved with 'TH 1719' referring to Thomas Hebblethwaite, descendant of James Hebblethwaite, the original owner of Gate Manor.

Building on the atmosphere these pieces combined to create, the owners then introduced more; oak internal joinery (including flooring, skirting boards, architraves, doors and window cills), attractive window designs, fireplaces, exposed stone work and wooden lintels, beams and roof trusses. Setting off the entrance is a large carriage light above the front door which came from Dent Station.

The views are impressive, unspoiled and restful. The view north is straight out onto the sloping fields where cows and sheep graze and in spring there are lambs. Looking south and the view over the roof top of the manor house is of the upper reaches of Combe and Holme Fells.

The grand tour

The house is spacious and characterful with an inviting nature that lends itself perfectly to family life and will appeal to those who enjoy entertaining at home. An impressive entrance through the arched front door leads into the roomy hall, a great circulation space when welcoming guests. No wonder the family choose this room for their Christmas tree. Off the hall is an inner cloakroom with space for coats and a fitted bench with hidden storage for logs and firewood, through into a downstairs WC. The sitting room is a large room with a wide and deep square bay offering space to sit and enjoy the delightful views. The heart of a country home, the kitchen is open to the dining area and snug creating a living kitchen that is sure to be a well-used family space and great for entertaining a crowd with plenty of room to spread out. The various areas are united by big old original York stone flags, with underfloor heating and an electric Aga that ticks over during the day until needed for cooking so generating a warmth which permeates through the house. Traditional cabinets with light oak doors and granite worktops are a timeless choice and include an island which extends into a breakfast bar. The snug has ample space for comfy seating in front of the stove and French doors to the garden. Completing the ground floor is a separate pantry, utility room, rear porch and a second cloakroom, handy for when out in the garden.

Oak balustraded stairs lead to the attractive first floor landing with a useful airing cupboard/ linen store. There are five bedrooms in all, arranged so that the principal ensuite bedroom is one way, the remaining four rooms and house bathroom are at the other side of the house. The main bedroom has a restful air and dual aspect views. A dressing room has fitted open rails, shelving and clever pull-out storage and the ensuite shower room has a contemporary aesthetic with a large shower, vanity unit and WC. The remaining four double bedrooms have equally attractive but differing outlooks and all are served by the house bathroom which is fitted in a traditional style with a double ended bath, large separate shower, wash basin and WC.













Step outside

Quiet and private gardens surround the house and have been landscaped in 'rooms' to create individual pockets of interest and useable spaces for differing purposes. They are gently tiered to maximise the slightly sloping site and include a choice of seating areas depending on whether sun or shade is required and whether you're dining or reclining. The last rays of the day are on the dining terrace where a notable feature is a stone curved bench, built from reclaimed materials with a wooden made to measure dining table. Once home to a hot tub, there is a power supply on this flagged terrace.

At the highest level of the garden, the greenhouse also occupies a sunny spot and has a tremendous view as do the adjacent raised vegetable beds. There's a selection of fruit trees, including apple, pear, cherry and plum.

A further flagged seating terrace is tucked away and looks out over the garden towards a summer house, the barn and the fells beyond. Well-tended beds are amply stocked with a wide variety to provide year-round colour, structure and interest.

The garden includes a water feature with an old pump (using water from the non-domestic supply) and a number of smaller outhouses including a potting shed, wood shed and versatile garden room with store and covered store/seating area – it would make a great venue for a barbecue if the weather couldn't be guaranteed. There is also a vast amount of parking around the house and barn.

“ In the 1930s there was an outside swimming pool in the garden, long gone, it's now a deep planted bed but you can still spot traces of it if you know where to look.”



Gate Barn - Development opportunity

Within the grounds is Gate Barn, an impressive, detached barn dating back to around 1880 with dressed stone on two elevations under a slated roof. It currently offers great amenity value for the house and is being used as a garage, workshop, store and gym. Over the years, it's also been used for family celebration parties and an indoor play space.

It also has full planning permission for “change of use of barn to dwelling for local occupancy, installation of solar panels, associated parking and curtilage and installation of domestic package treatment plant”. Consent was granted by the planning department of the Yorkshire Dales National Park, Ref S/01/364 on the 10th July 2025. Details may be viewed by following links on www.yorkshiredales.org.uk.





Gate Stables

Approximate Gross Internal Area : 254.04 sq m / 2734.46 sq ft

Barn : 178.51 sq m / 1921.46 sq ft

Garage : 46.18 sq m / 497.07 sq ft

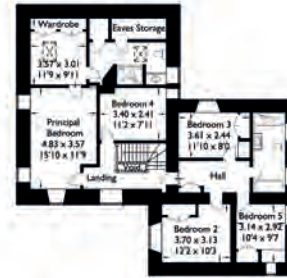
Workshop : 57.59 sq m / 619.89 sq ft

Outbuildings : 63.60 sq m / 684.58 sq ft

Total : 599.92 sq m / 6457.48 sq ft



Ground Floor



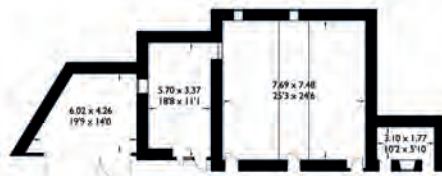
First Floor



Outbuildings



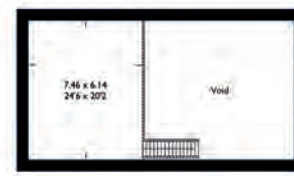
Store/Garden Room



Barn Lower Ground Floor



Barn Upper Ground Floor



Barn First Floor

For illustrative purposes only. Not to scale.
Whilst every attempt was made to ensure the accuracy of the floor plan,
all measurements are approximate and no
responsibility is taken for any error.

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

FURTHER INFORMATION

On the road

Sedbergh	2.3 miles
Dent	3.3 miles
Kirkby Lonsdale	12.4 miles (via Barbondale)
Kendal	13.2 miles
Hawes	18.1 miles
Harrogate	65.5 miles
Leeds	70.9 miles

Transport links

M6 J37	6.9 miles
Dent Station	7.4 miles
Oxenholme Station	12 miles
Leeds Bradford airport	62.9 miles
Manchester airport	89.3 miles

The above journey distances are for approximate guidance only and have been sourced from the fastest route on the AA website from the property postcode.

Mobile and broadband services

For information on broadband and mobile services at the property, we advise prospective purchasers to consult the Ofcom website: checker.ofcom.org.uk
Full fibre gigabit broadband is currently connected from B4RN (Broadband for the Rural North) www.B4RN.org.uk. All B4RN customers receive gigabit (1,000Mbps) speed.
The vendors use Wi-Fi calling to improve phone signal at the house.

Rail Journeys



Based on approximate direct train journey times from Oxenholme train station on the main West Coast line. Train service durations vary, please check nationalrail.co.uk for further details.

Additionally, there is station at Dent on the Settle and Carlisle Line, which runs between Carlisle and Leeds via Settle. From Dent Leeds (1 hour 15 minutes) and Carlisle (1 hour).

Schools

Primary

Dent CoE Primary School
Sedbergh Primary School
Sedbergh Preparatory School (independent school), Casterton

Secondary

Settlebeck School, Sedbergh (pupils aged 11-16)
Sedbergh School (independent school)
Queen Elizabeth School and QEstudio, Kirkby Lonsdale
The Queen Katherine School and Kirkbie Kendal School (both in Kendal)

Further Education

Kendal College
Lancaster University
University of Cumbria (Lancaster campus)

Directions

what3words [downs.scouts.adjusting](#)

Use Sat Nav **LA10 5SU** with reference to the directions below:
Exit the M6 at J37 and head into Sedbergh along the A684. Take the second turning on the right onto Busk Lane and continue. At the 'T' junction, turn right onto Loftus Hill and proceed over the river bridge. Loftus Hill then becomes Moser Hill Brow; after c. 2 miles out of Sedbergh, at the bottom of a steep hill, the entrance to Gate Stable is on the left, immediately before the entrance drive to Gate Manor.

Included in the sale

Fitted carpets, curtains, curtain poles, blinds, light fittings and domestic appliances as follows: Aga (three traditional ovens and a two oven electric module), Bosch dishwasher and Lamona fridge freezer. Available by way of further negotiation are the Bosch washing machine and vented Indesit tumble dryer.

Places to visit

Farfield Mill, Sedbergh
Dent Village Heritage Centre and Museum, Dent
Castles at Skipton, Richmond and Sizergh
Fountains Abbey and Studley Royal
Wensleydale Creamery, Hawes
Ribblehead Viaduct and the Settle to Carlisle Railway
White Scar Cave (the longest show cave in England), Gaping Gill, Malham Cove and Aysgarth Falls

Sport and recreation

The Yorkshire Dales offer a variety of fantastic cycling routes, ranging from challenging climbs to scenic loops. Popular options include the Yorkshire Dales Cycleway, the Yorkshire Dales 300 and over to Barbon and Kirkby Lonsdale via the breathtakingly beautiful Barbondale. For keen runners there are countless routes to enjoy. There is a Park Run in Skipton.

Places to eat

Informal dining, cafes and pubs

The Black Bull Inn, The Dalesman Country Inn and Red Lion pub, all in Sedbergh
The George and Dragon and Sun Inn, pubs in Dent
Meadowside Cafe, Stone Close Tea Room and a café at the Dent Heritage Centre, all Dent.
Various cafes, bars and a takeaway in Sedbergh
The Fairways Bar and Restaurant at Sedbergh Golf Club
The Sun Inn, Royal Hotel, Royal Barn and Avanti all in Kirkby Lonsdale

Great walks nearby

In The Yorkshire Dales there's a walk for all ages and abilities with countless footpaths and walking routes straight from the front door; the route of the Dales Way runs close to the house up Gap Lane and opposite onto Watery Lane. There's a route straight from the door to Millthorpe and Sedbergh.
The Howgill Fells connect Sedbergh to Frostrow and the Middleton Fells as well as characterful Dent and will take you higher and deliver breathtaking panoramic views in return. If you'd like to take on even more of a challenge then Yorkshire's famous Three Peaks; Ingleborough, Wharfedale and Pen-y-ghent and ready to be conquered.
For those seeking a gentler ramble there are miles of beautiful riverside walks, as four rivers converge in Sedbergh.

Various sports and recreational facilities offered by Sedbergh School.

Groups and classes for all ages are regularly held in Dent and Sedbergh, ranging from Mums & Tots, to Dent Head to Foot, WI etc. Various fitness groups are available in both Dent and Sedbergh (including Yoga, FitSteps and Pilates)

Dent is home to The Dentdale Choir and Sedbergh to The Sedbergh Choral Society

Badminton, tennis and pickle ball clubs in Sedbergh
Sedbergh Swimming Club runs at the Sedbergh School pool
Wild swimming on Killington Lake

Kayaking - the rivers Lune, Rawthey and Clough are renowned for their excellent and challenging whitewater
Sailing or windsurfing available through Killington Sailing Association

Golf courses at Sedbergh, Kirkby Lonsdale, Casterton and two in Kendal

Special occasions

In and around the Lake District there are several fine dining choices including Michelin Star restaurants including L'Enclume and Rogan and Co, both in Cartmel, Gilpin Hotel and Lake House, Linthwaite House, The Samling, all in Windermere, The Old Stamp House Restaurant and Lake Road Kitchen, both in Ambleside and Forest Side Hotel, Grasmere

Services

Mains electricity. Three oven AIMS-controlled electric Aga.

Oil fired central heating from a Grant boiler in the utility room. Underfloor heating throughout the ground floor. Radiators to all upstairs rooms and heated towel rails in bathroom (electric) and ensuite (dual fuel). Clearview multi fuel stoves in the sitting room and living kitchen.

Private water from two underground springs on the fell behind the house shared with Gate Manor and Gate Manor Cottage. These feed into a holding tank within the grounds of Gate Manor, which then runs to a pump room where it is filtered and fed to the house.

Gate Stables has one third responsibility for costs.

Shared drainage to a septic tank owned by and located in the grounds of Gate Manor for which there is no financial obligation. Planning permission exists for a new sewage treatment plant as part of the proposed barn conversion.

Outside: Light, power, water. CCTV accessible via the HikConnect App.

Barn: Light, power and water.

Wood shed: Light and power.

Greenhouse: Two water taps off non-domestic stream supply.

Potting shed: Light and power.

PLEASE NOTE: The drive is owned and solely maintained by Gate Stables with a right of way for Gate Manor to their rear gate.

Guide price £975,000

**Westmorland and Furness Council –
Council Tax band B**
**This rating predates the conversion and
could be subject to reassessment upon
sale.**

Tenure

Gate Stables - Freehold | Gate Barn - Possessory Freehold



FINE & COUNTRY

Fine & Country is a global network of estate agencies specialising in the marketing, sale and rental of luxury residential property. With offices in over 300 locations, spanning Europe, Australia, Africa and Asia, we combine widespread exposure of the international marketplace with the local expertise and knowledge of carefully selected independent property professionals.

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We value the little things that make a home

THE FINE & COUNTRY
FOUNDATION

The production of these particulars has generated a £10 donation to the Fine & Country Foundation, charity no. 1160989, striving to relieve homelessness.

Visit fineandcountry.com/uk/foundation

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