



## Dent

£325,000

Church Gate Cottage , Main Street, Dent, Sedbergh, Cumbria, LA10 5QL

A generously proportioned and characterful dales cottage dating from circa 1690 and offering well balanced three double bedroom accommodation with two reception rooms and a welcoming hall. Being in the centre of Dent and equal distant from the Sun Inn and the church, the choice is yours! The property further enjoys a garage, very unusual for Dent and a cottage garden just metres away from the front door.

### Quick Overview

Charming Cottage  
Three Bedroom and One Bathroom  
Two Reception Rooms  
Cosy, Contemporary Feel  
Traditional Features Throughout  
Thriving Community Village  
Ideal Lock Up and Leave  
Garage and Garden  
Within Local Amenities within the Village of  
Dent  
Ultrafast 1000 Mbps Broadband Available



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Ultrafast  
Broadband\*



Permit Parking  
& Garage

Property Reference: KL3478





Living Room



Dining Room



Kitchen



Garden

#### Location:

Dent has a thriving community and boasts a well renowned primary school, village store, church, Dent railway station, cafes and public houses. 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.

#### Property Overview:

Built in circa 1690, Church Gate Cottage as the name suggests, is located next to the village church of St Andrew's right in the heart of the village. Improved and updated over the years, the cottage has the benefit of the charm and character of its era blending with modern day comforts of double glazing, brand new central heating boiler and recently installed Hyco electric hot water boiler.

Stepping inside, a warm welcome awaits those that view with original flagged flooring, exposed timbers and stone work all showcased in the generous entrance hall; great as a second dining or living space for entertaining friends and family with access into the ground floor living spaces, along with a stone staircase that leads up to the first floor. There is also a handy under the stairs cupboard.

The sitting room to the left of the hallway is full of charm with a bay window overlooking the cobble street to the front and two side windows enjoying distant fell views. To complete the character of the room is the open fireplace and a wealth of exposed beams and stonework.

The dining room overlooks the church yard to the rear as does the breakfast kitchen, and a cloakroom just off the dining room offers that all important downstairs WC.

The breakfast kitchen has two windows both with deep sills and is fitted with a range of wall and base units with complementary working surfaces and a single drainer stainless steel sink. There is space for a slot in oven and fridge freezer, along with space and plumbing for a washing machine.

Upstairs opening off the landing are three double bedrooms, bathroom and useful storage cupboard, with bedroom one having an original oak door. All the bedrooms enjoy delightful aspects of village life and distant views.

The bathroom has a window, part tiled walls and a radiator and heated towel rail to warm the room. A four piece suite comprises a panel bath with tiled splash back, a panelled shower cubicle with Mira shower, pedestal wash hand basin and WC. A shelved cupboard houses the Hyco electric boiler and central heating boiler with Hive controls.



### Accommodation with approximate dimensions:

#### Ground Floor

**Living Room** 15' 1" x 11' 1" (4.6m x 3.38m)

**Dining Room** 13' 7" x 9' 9" (4.14m x 2.97m)

**Breakfast Kitchen** 13' 6" x 8' 6" (4.11m x 2.59m)

#### First Floor

**Bedroom One** 15' 2" x 9' 3" (4.62m x 2.82m)

**Bedroom Two** 11' 3" x 10' 7" (3.43m x 3.23m)

**Bedroom Three** 11' 11" x 10' 2" (3.63m x 3.1m)

#### Outside

#### Parking

Free parking permit for Dent car park for resident of the property.

#### Garage

Stone and slate construction with timber up and over door and a side door. Power and light.

#### The Garden

The cottage has a small walled garden located to the rear of the garage, adjoining open fields and enjoying stunning open countryside views, with a small lawned area, planted flower beds and timber garden shed.

#### Tenure:

Freehold

#### Services:

Mains electricity, mains water and mains drainage

#### Council Tax:

Westmorland & Furness Council - Band D

#### Viewing:

Strictly by appointment with Hackney & Leigh Kirkby Office.

#### Energy Performance Certificate:

The full Energy Performance Certificate is available on our website and also at any of our offices.

#### Anti-Money Laundering Regulations (AML)

Please note that when an offer is accepted on a property, we must follow government legislation and carry out identification checks on all buyers under the Anti-Money Laundering Regulations (AML). We use a specialist third-party company to carry out these checks at a charge of £42.67 (inc. VAT) per individual or £36.19 (incl. vat) per individual, if more than one person is involved in the purchase (provided all individuals pay in one transaction). The charge is non-refundable, and you will be unable to proceed with the purchase of the property until these checks have been completed. In the event the property is being purchased in the name of a company, the charge will



Bedroom One



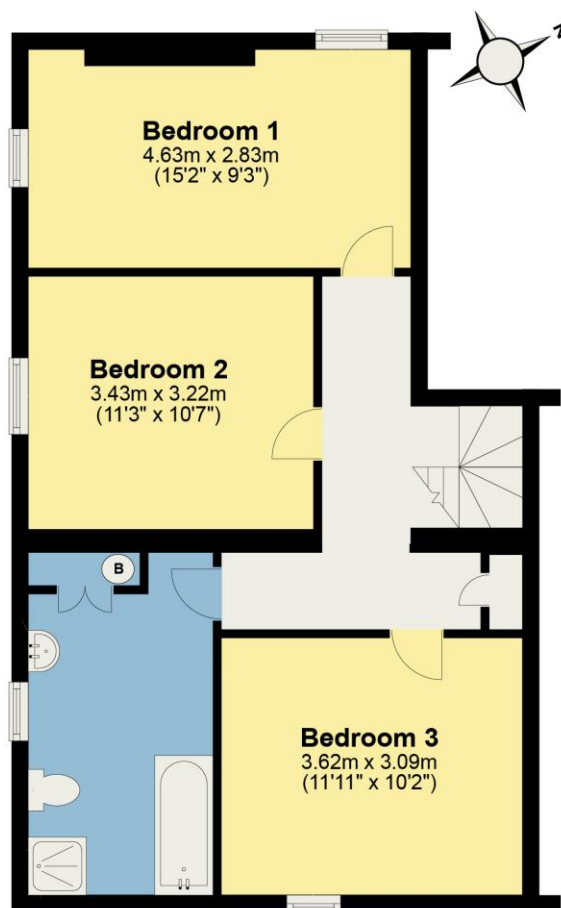
Bedroom Two



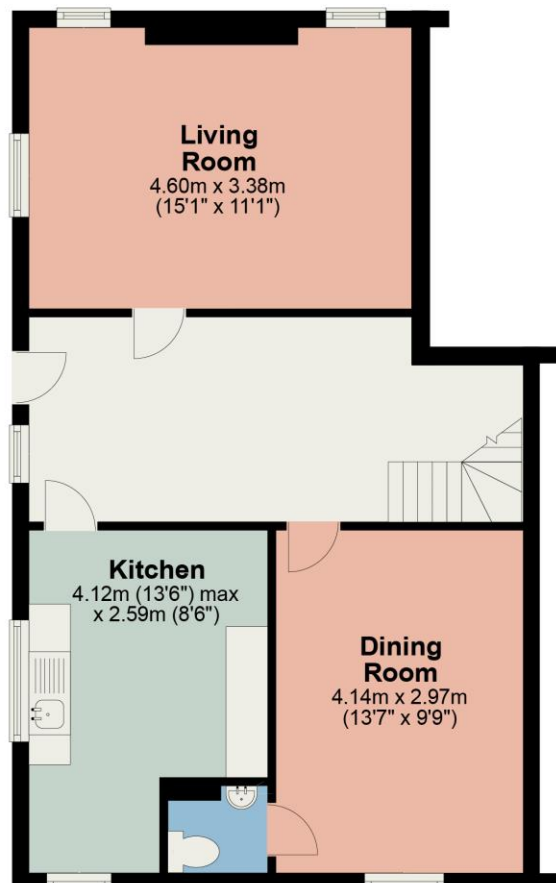
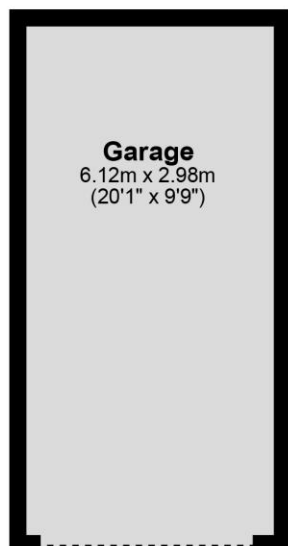
Bedroom Three



Bathroom



**First Floor**



**Ground Floor**

This plan is for layout guidance only and is not drawn to scale unless stated. Windows and door openings are approximate. Whilst every care is taken in preparation of this plan, please check all dimensions, shapes and compass bearings before making any decision reliant upon them. REF: KL3478

**A thought from the owners...** Having been used by the current owners as a holiday let and second home for 50 years, it has been well loved by family and has an established data base for anyone in search of a holiday letting business, or equally a permanent home to be enjoyed.

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