

# Dent

**£395,000**

Low Ground , Dent, Sedbergh, LA10 5QX

Welcome to Low Ground, a character cottage situated within the charming village of Dent, surrounded by uninterrupted countryside views and offering well appointed accommodation with living room and kitchen diner to the ground floor and two double bedrooms and bathroom to the first floor.

Internally, the home is light and bright, boasting character features and offering well balanced accommodation. Completing the picture are the gardens to the front and rear, and off road parking, making Low Ground the ideal home for new buyers seeking countryside living.

## Quick Overview

- Grade II Listed Cottage
- Two Bedrooms & One Bathroom
- Idyllic Countryside Location
- Close Access to Local Village Amenities
- Uninterrupted Views
- Well-Presented Throughout
- Gardens to the Front & Rear
- Off Road Parking
- Thriving Community Village Location
- Ultrafast Broadband Available



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E



B4RN  
Broadband



Off Road  
Parking

Property Reference: KL3491



Living Room



Kitchen Dining Room



Kitchen Dining Room



Views

## Property Overview

On approach to the property, you are immediately captivated by the beautiful countryside surround, setting the scene for this character cottage within the thriving village of Dent.

Firstly, you will appreciate the gardens as you make your way to the property, mostly laid to lawn which lead around the side where a patio path leads the way to the front entrance. Step through into the porch area, providing ample space for hanging coats and storing shoes after a day exploring the Yorkshire Dales.

Follow into the living room; a generous space, oozing character with attractive beams and feature wood burner stove for those cooler evenings. With dual aspect windows to the front and rear, the home is filled with light, and steps lead down into the kitchen-dining room.

The kitchen itself is well fitted with wall and base units, a ceramic sink, complementary worktop and tiled splashback. Integrated appliances include a Classic Deluxe oven with induction hob and extractor over, and ample space for a freestanding fridge freezer, as well as space for an undercounter washing machine, dishwasher and drier. Offering space for a dining table, this room is ideal for hosting friends and family, and a stable door provides access into the garden. The kitchen also houses the Worcester boiler.

Follow the stairs to the first floor, filled with light and offering the two double bedrooms. Bedroom one enjoys views to the front and rear, with ample space for additional furniture and feature beam, whilst bedroom two boasts a feature fireplace, again light and bright with attractive views and space for additional furniture to suit.

Finally, the bathroom is a three piece suite, comprising a large walk in shower with waterfall shower head and hand held attachment, W.C. and pedestal sink with an airing cupboard for storing essentials, completed with part tiled walls.

## 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.

[What3words](https://www.what3words.com/solving.upwardly.bumping) ///solving.upwardly.bumping

## Accommodation (with approximate dimensions)

### Ground Floor

Living Room 14' 8" x 12' 4" (4.47m x 3.76m)

Kitchen/Diner 15' 11" x 11' 5" (4.85m x 3.48m)

### First Floor

Bedroom One 14' 8" x 12' 7" (4.47m x 3.84m)

Bedroom Two 11' 9" x 8' 11" (3.58m x 2.72m)

## Property Information

### Outside

A shared gateway with the neighbouring property leads you to the off road parking for Low Ground, with attractive lawn garden tot he front and views surrounding. A garden tot he rear enjoy space for a greenhouse with patio path leading to the front entrance, and handy log store for additional storage.

### Services

Mains electricity. Oil fired central heating. Private Water. Septic Tank Drainage.

### Council Tax

Westmorland and Furness Council. Band E.

### Tenure

Freehold. Vacant possession upon completion.

### Energy Performance Certificate

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

### Viewings

Strictly by appointment with Hackney & Leigh Kirkby Office.



Bedroom One



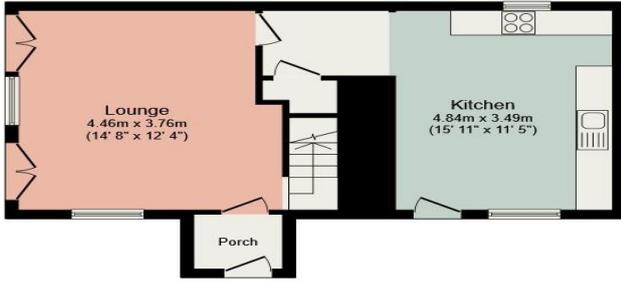
Bedroom One



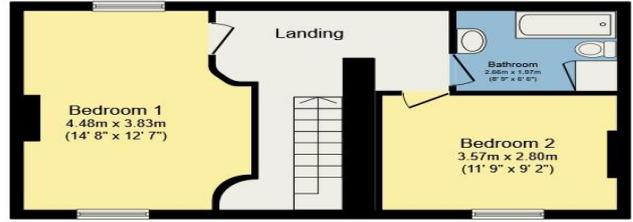
Bathroom



Garden



**Ground Floor**



**First Floor**

**Total floor area 97.1 m<sup>2</sup> (1,045 sq.ft.) approx**

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.



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