



# Dent

**£250,000**

Gable Cottage, Main Street, Dent, Sedbergh, LA10 5QL

A charming, stone and slate built cottage within the thriving village of Dent, enjoying a prominent position along the cobbles with easy access to local amenities and views over the churchyard.

Offering a kitchen/living/dining room to the ground floor with three bedrooms and a bathroom, the accommodation is appointed over three floors, ideal as a bolthole to explore the Yorkshire Dales and surrounding area, or as a permanent home for those looking for rural living.

## Quick Overview

- Grade II Listed Cottage
- Three Bedrooms & One Bathroom
- Open Plan Living/Kitchen/Dining Room
- Feature Wood Burning Stove
- Charming, Character Cottage
- Excellent Location in the Picturesque Village of Dent
- Close to Local Amenities
- Ideal Lock Up and Leave
- Parking Available Within Dent Village
- Ultrafast 300-1000 Mbps Broadband Available



3



1



1



F



Ultrafast  
Broadband\*



Parking Available  
Within Dent Village

Property Reference: KL3533





Kitchen/Living/Dining Room



Kitchen/Living/Dining Room



Kitchen/Living/Dining Room



Bedroom Views Overlooking Church

## Property Overview

Step through the door into the open plan living/kitchen/dining room, presenting a cosy atmosphere with wooden floor and log burning stove with stone surround, ideal for those cooler evenings. The kitchen itself is well fitted with base units, comprising a Butler sink and oven with four ring hob with space for undercounter appliances. A window overlooks the church yard, and stairs lead to the first floor. The kitchen also houses the boiler, with the oil tank being situated externally to the rear of the property.

Follow the stairs to the first floor landing where you will find bedroom two and the family bathroom; being a double room, bedroom two enjoys a front aspect window with window seat and space for additional furniture to suit. The bathroom comprises a bath, sink, W.C. and part tiled walls to finish.

Finally, stairs lead to the second floor where you will find the further two bedrooms. Bedroom one is a double to the front aspect, again enjoying space for additional furniture whilst bedroom three is a single room to the rear aspect, enjoying views overlooking the church.

## Location

Welcome to Dent, a picturesque village located in the heart of the Yorkshire Dales. Known for its breathtaking scenery and rich history, Dent offers endless opportunities for outdoor pursuits such as hiking, cycling, and exploring the stunning countryside. The nearby River Dee and Dentdale also provide a peaceful setting for leisurely walks and picnics.

The village boasts a local shop, post office, primary school, and a village hall, ensuring convenience and a strong sense of community. Nearby towns such as the market town of Sedbergh, with its historic buildings, independent shops, and renowned bookshops, is just a short drive away while the picturesque town of Kirkby Lonsdale also offers a vibrant community and a range of cafes, pubs, and galleries to explore.

What3Words [///drop.brew.pointed](https://www.what3words.com/drop.brew.pointed)

## Accommodation (with approximate dimensions)

### Ground Floor

Kitchen/Living/Dining Room 15' 9" x 11' 2" (4.8m x 3.4m)

### First Floor

Bedroom Two 11' 2" x 9' 2" (3.4m x 2.79m)



## Second Floor

**Bedroom One** 11' 2" x 6' 7" (3.4m x 2.01m)

**Bedroom Three** 7' 10" x 6' 7" (2.39m x 2.01m)

## Property Information

### Services

Mains electricity, water and drainage. Oil fired central heating. B4RN Broadband.

### Council Tax

Westmorland and Furness Council. Band C.

### 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.

### N.B

There is a right of way for the adjacent property to have access along the gully at the rear.

### 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 be £120 (incl. vat).



Bedroom One



Bedroom Two



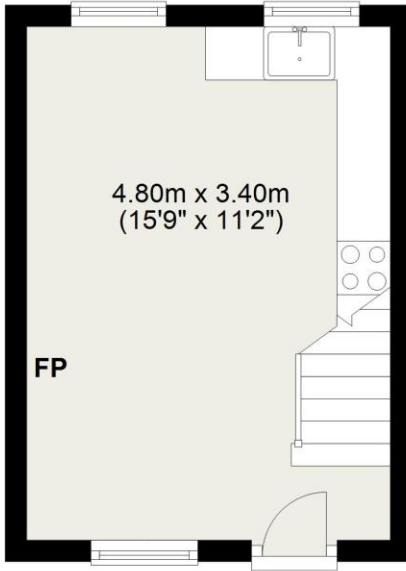
Bedroom Three



Bathroom

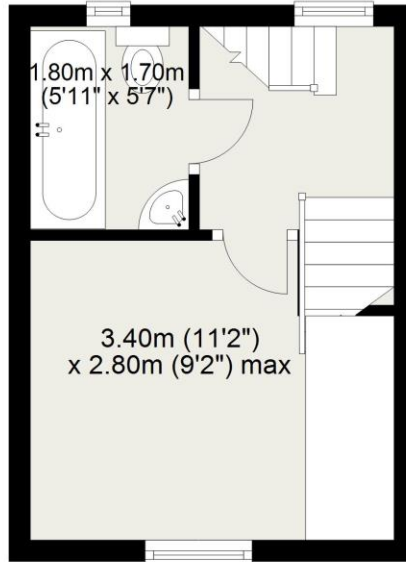
## Ground Floor

Approx. 16.3 sq. metres (175.7 sq. feet)



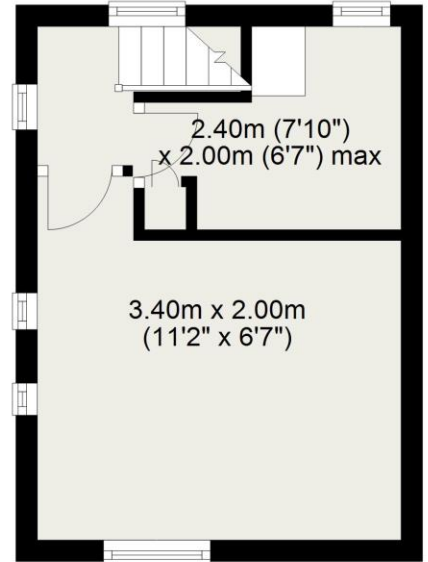
## First Floor

Approx. 16.6 sq. metres (178.3 sq. feet)



## Second Floor

Approx. 16.8 sq. metres (180.6 sq. feet)



Total area: approx. 49.7 sq. metres (534.6 sq. feet)

For illustrative purposes only. Not to scale.  
Plan produced using PlanUp.

All permits to view and particulars are issued on the understanding that negotiations are conducted through the agency of Messrs. Hackney & Leigh Ltd. Properties for sale by private treaty are offered subject to contract. No responsibility can be accepted for any loss or expense incurred in viewing or in the event of a property being sold, let, or withdrawn. Please contact us to confirm availability prior to travel. These particulars have been prepared for the guidance of intending buyers. No guarantee of their accuracy is given, nor do they form part of a contract. \*Broadband speeds estimated and checked by <https://checker.ofcom.org.uk/en-gb/broadband-coverage> on 26/06/2024.

Request a Viewing Online or Call 015242 72111