

Dent

£725,000

East Banks Cottage, Dent, Sedbergh, LA10 5QT

Situated in a peaceful rural setting on the edge of the picturesque village of Dent, East Banks Cottage is a charming detached family home offering privacy, space, and spectacular countryside views. Set within approximately 2 acres of grounds, this unique property also benefits from a separate self-contained annex.

Dent is a quintessential Yorkshire Dales village, forming part of the Yorkshire Dales National Park. With its cobbled streets, whitewashed cottages, and historic charm, Dent offers a peaceful rural lifestyle with a welcoming community. The village has a range of local amenities including a shop, tea rooms, two pubs, and the Dent Heritage Centre, along with a well regarded primary school. It also benefits from a station on the famous Settle–Carlisle railway, with direct connections to Leeds and Skipton providing excellent connections and wider opportunities for the hybrid worker. Despite its tranquil setting, Dent is within easy reach of Sedbergh, Kendal, Kirkby Lonsdale and the Lake District, making it both a serene home and a convenient base for travel and exploration.



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B4RN
Broadband*



Off Road
Parking

Quick Overview

Detached Family Home

Self Contained One/Two Bedroom Annex

Peaceful, Rural Location

Well Appointed Accommodation Throughout

Unrivalled Views

Off Road Parking

Set Within Approximately 2 Acres

Lawn Gardens, Grazing Land & Orchard

No Onward Chain

B4RN Ultrafast Broadband Connection Available
to Both Properties

Property Reference: KL3649



Kitchen



Kitchen



Living Room



Sun Room

A private lane leads to the property, which sits within its own grounds, including an orchard with fruit trees, grazing areas, expansive lawns, and ample off road parking.

Upon entering the main house, you are welcomed into a traditional country kitchen, thoughtfully designed with a range of wall and base units, complementary worktops, and a one and a half stainless steel sink with drainer. The kitchen also features an oil-fired Aga, electric oven with four-ring gas hob and extractor, as well as an integrated dishwasher and built in undercounter fridge. There is plenty of space for a family dining table, making this a true heart-of-the-home.

From the kitchen, a door leads to a practical utility room with further base units, sink, and space for a fridge/freezer, washing machine, and dryer. A useful W.C. with pedestal sink, large walk in pantry with shelving, and external access complete this functional area.

Steps from the kitchen lead to the dining room, which features exposed beams, a wood-burning stove, front-facing windows, and a handy under-stairs cupboard. From here, stairs rise to the first floor. A door connects the dining room to the cosy living room, which also features exposed beams, a second wood-burning stove, dual aspect windows, and access to the garden. Completing the ground floor is a bright and airy oak framed sunroom with doors opening onto the garden, providing the perfect spot to soak in the panoramic views.

Upstairs, the property offers three well-proportioned double bedrooms. The principal bedroom enjoys dual aspect windows and a walk-in wardrobe. Bedroom two features traditional beams and dual aspect windows, while bedroom three, though smaller, still comfortably accommodates a double bed. The family bathroom is modern and stylish, with a walk-in shower featuring a waterfall and handheld attachment, W.C., pedestal sink, part-tiled walls, and an airing cupboard.

The separate annex, Fellside, provides further flexible accommodation. Currently configured as a one bedroom property with dressing room, there is scope to divide it into two bedrooms if desired. The ground floor comprises a well-equipped kitchen/dining room with wall and base units, worktops, a sink, Electrolux oven and microwave, induction hob and space for additional appliances. The ground floor bathroom includes a corner shower, W.C., and pedestal sink. Upstairs, the living/dining room features a vaulted ceiling and benefits from triple aspect windows and door to the garden, complete with a feature wood burning stove.



Kitchen



Sitting/Dining Room



Bedroom One



Bedroom Two



Bedroom Three



Shower Room

East Banks Cottage is a rare opportunity to own a truly special home in a wonderful location, offering a peaceful lifestyle with versatile living spaces and endless potential. Early viewing is highly recommended.

Accommodation with approximate dimensions

East Banks Cottage

Ground Floor

Kitchen 15' 9" x 13' 1" (4.8m x 3.99m)

Utility 14' 4" x 9' 2" (4.37m x 2.79m)

Dining Room 19' 6" x 14' 10" (5.94m x 4.52m)

Living Room 16' 6" x 15' 6" (5.03m x 4.72m)

Sun Room 14' 5" x 8' 6" (4.39m x 2.59m)

First Floor

Bedroom One 16' 7" x 15' 5" (5.05m x 4.7m)

Bedroom Two 16' 2" x 13' 1" (4.93m x 3.99m)

Bedroom Three 11' 3" x 8' 11" (3.43m x 2.72m)

Fellside

Ground Floor

Kitchen 17' 6" x 8' 9" (5.33m x 2.67m)

Bedroom 17' 4" x 8' 11" (5.28m x 2.72m)

First Floor

Living/Dining Room 17' 6" x 15' 7" (5.33m x 4.75m)

Property Information

Parking

Private lane leading to the property with ample off road parking.

Tenure

Freehold (Vacant possession upon completion).

Council Tax

Westmorland and Furness Council. Band E.
Fellside is Band D.

Services

Mains Electricity. Oil fired central heating. Private spring water. Septic tank drainage. Please note that due to updated regulations for septic tanks and private drainage facilities, interested parties may wish to seek independent advice on the installation. We can advise several local firms who may be able to assist.

Energy Performance Certificate

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

What3Words [///smls.flute.reflector](https://www.what3words.com/smls.flute.reflector)

Viewings



Gardens & Grounds



Gardens & Grounds



Fellside



Annex



Annex

Strictly by appointment with Hackney & Leigh.

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).

Meet the Team

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Viewings available 7 days a week
including evenings with our
dedicated viewing team
Call **015242 72111** or request
online.



Need help with **conveyancing**? Call us on: **01539 792032**



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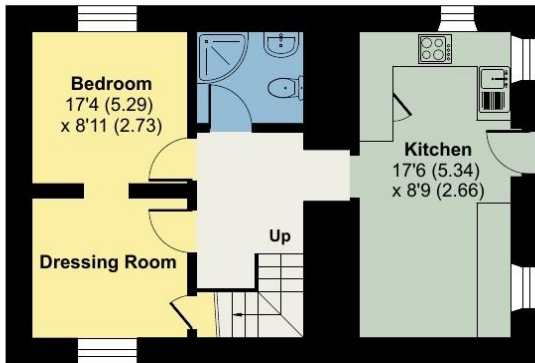
Dent, Sedbergh, LA10

Approximate Area = 1941 sq ft / 180.3 sq m

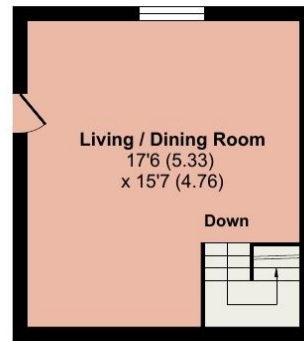
Annexe = 754 sq ft / 70 sq m

Total = 2695 sq ft / 250.3 sq m

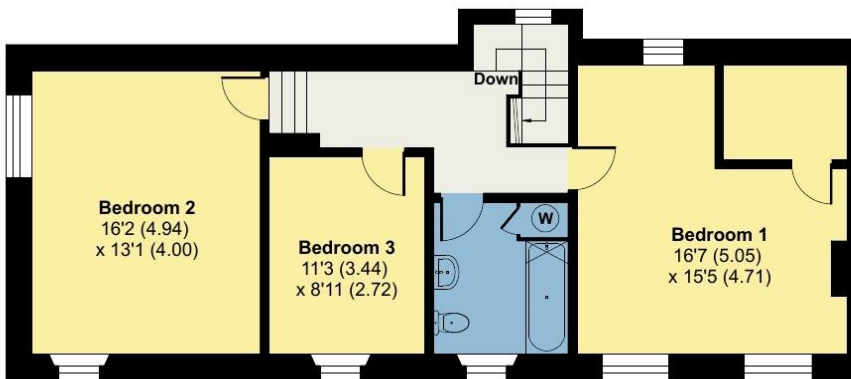
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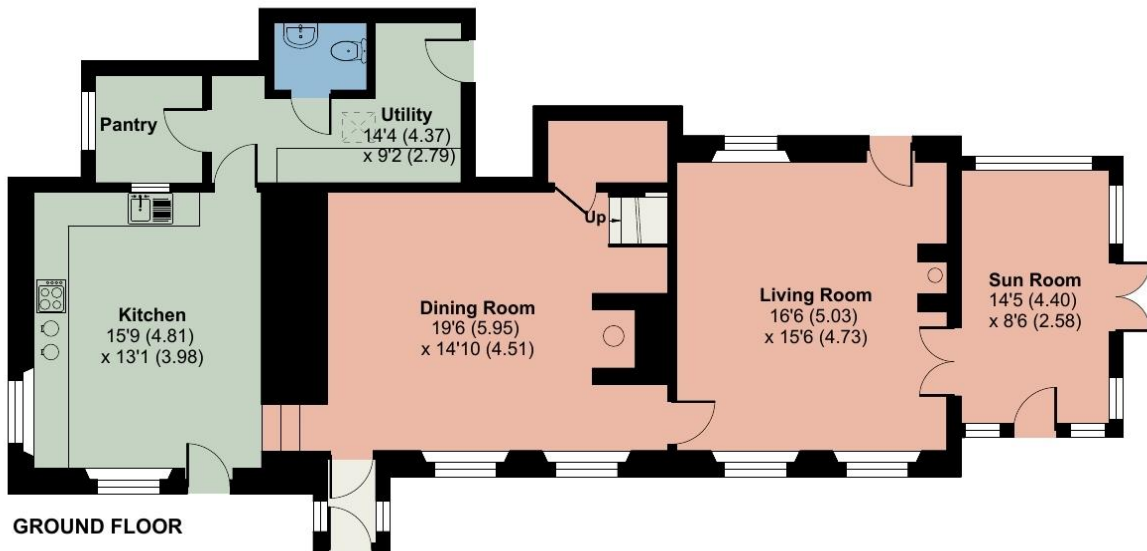
ANNEXE GROUND FLOOR



ANNEXE FIRST FLOOR



FIRST FLOOR



GROUND FLOOR



Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2025. Produced for Hackney & Leigh. REF: 1303436

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