



Dent

£365,000

The Hill Studio, Main Street, Dent, Sedbergh, LA10 5QL

Tucked just a stone's throw from the cobbled streets of Dent, The Hill Studio is a unique and characterful 2/3 bedroom period home dating back to 1776, offering a rare blend of historic charm, flexible living space, and excellent outdoor potential. Full of original features such as exposed beams, fireplaces, and traditional architectural details, this property presents an ideal opportunity for those seeking a home with individuality and heritage in the heart of one of the Yorkshire Dales' most picturesque villages.

The property itself sits in a peaceful location just moments from the village centre and is complemented by a garden, private parking, an attached garage, and a separate studio building, all contributing to the property's remarkable versatility.

Quick Overview

- Period Home Dating Back to 1776
- 2/3 Bedrooms with Flexible Layout
- Garage and Additional Studio/Workshop
- Original Beams and Fireplaces Throughout
- Enclosed Garden with Riverside Aspect
- Quiet Central Dent Location
- Off Road Parking
- Early Viewing is Highly Recommended
- No Onward Chain
- Ultrafast Broadband Available*



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Ultrafast
Broadband*



Off Road
Parking

Property Reference: KL3651



Reception Room



Living Room



Kitchen



Dining Room

The front door opens into a warm and welcoming reception hall, currently used as a second sitting room, where a fireplace, exposed beams, and a front-facing window provide an inviting first impression. From here, you step into the living room, a comfortable space centred around a log-burning stove, with a front aspect window and the staircase rising to the first floor.

The kitchen is located to the rear of the property and includes a range of wall and base units, space for appliances, a pantry cupboard for additional storage, and a rear door that opens out to the paved patio area and garden. Just off the kitchen, the dining room is filled with charm and period features.

Accessed via the kitchen, the attached garage provides significant additional storage or workshop space, with plenty of room for a vehicle and the added benefit of a WC with hand wash basin, making it practical for a variety of uses.

The first floor comprises two main bedrooms, an additional occasional bedroom or office, and a family bathroom. The main bedroom includes fitted wardrobes and has a door leading to the occasional third bedroom, which is a perfectly usable double room with a window to the front. Although it is currently only accessed through the main bedroom, it could be separated with a new entrance from the landing, subject to any necessary consents. The second bedroom is a comfortable double room with a rear aspect overlooking the garden.

The bathroom is well-appointed with a four-piece suite, including a bath, separate shower, WC and wash basin.

One of the most exciting features of this property is the detached studio building, located directly opposite the house. This space offers a huge amount of potential and could serve as a home office, artist's studio, workshop, gym, or even occasional guest accommodation, subject to planning and personal requirements. Outside, the garden is well stocked with mature shrubs and includes a lovely seating terrace right beside the river, creating a tranquil and private place to relax.

Whether you're looking for a full-time home, a weekend retreat, or a creative live-work opportunity in the Yorkshire Dales, The Hill Studio is a truly individual property with enormous potential. Offered with no onward chain, this is an increasingly rare chance to own a piece of Dent's heritage in a setting that is both peaceful and central. Early viewing is strongly recommended to fully appreciate all that this exceptional property has to offer.



Studio



Studio



Bedroom One



Bedroom Two



Occasional Bedroom



Bathroom

Accommodation with approximate dimensions:

Reception Room 15' 2" x 12' 2" (4.62m x 3.71m)

Living Room 17' 5" x 14' 2" (5.31m x 4.32m)

Dining Room 11' 2" x 10' 4" (3.4m x 3.15m)

Kitchen 12' 10" x 12' (3.91m x 3.66m)

Garage 23' 11" x 12' 8" (7.29m x 3.86m)

Ground Floor

First Floor

Bedroom One 14' 3" x 12' 1" (4.34m x 3.68m)

Bedroom Two 11' 4" x 9' 11" (3.45m x 3.02m)

Occasional Bedroom 15' 2" x 11' 7" (4.62m x 3.53m)

Studio 25' 11" x 16' 2" (7.9m x 4.93m)

Property Information

Parking

Off Road Parking.

Tenure

Freehold (Vacant possession upon completion).

Council Tax

Westmorland and Furness Council - Band E

Services

Mains water, electric and drainage. Oil Central Heating.

Energy Performance Certificate

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

What3words [///flinches.issued.online](https://www.what3words.com/#!/flinches.issued.online)

Viewings

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).



Garden



Garden Terrace



Views



The Hill Studio

Request a Viewing Online or Call 015242 72111

Meet the Team

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Viewings available 7 days a week
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Main Street, Dent, LA10

Approximate Area = 1323 sq ft / 122.9 sq m

Outbuilding = 304 sq ft / 28.2 sq m

Garage = 419 sq ft / 38.9 sq m

Total = 2046 sq ft / 190 sq m

For identification only - Not to scale



 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: 1303643

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