

BANK HOUSE

£325,000

Dent, The Yorkshire Dales, LA10 5QL

A charming period stone and slate cottage, enjoying splendid views of the church and fells beyond.

Sympathetically refurbished and set over four floors, the accommodation is deceptively spacious having a dining room with study off, breakfast kitchen, first floor sitting room with Juliette balcony, two double bedrooms, one being en suite, a third single bedroom and a house bathroom. Two cellar rooms provide a workshop/laundry room and excellent storage. Resident parking bays are adjacent. There is no outside space but you are surrounded by the stunningly scenic countryside of Dentdale.

Situated on the cobbled streets in the heart of this ever popular Dales village.





Welcome to **BANK HOUSE**

£325,000

Dent, The Yorkshire Dales, LA10 5QL

Here's our TOP TEN reasons to love Bank House:

1. **Prime location** - immensely scenic, Dentdale is a narrow valley on the western slopes of the Pennines situated in the Cumbrian part of the Yorkshire Dales National Park. An extract from YDNPA website notes - *Dentdale is at the western end of the National Park. The dale's steep-sided valley contrasts beautiful flower-filled meadows and lush riverside pastures with the sparser grassy upland of the fells.*
2. **Splendid views** of St Andrew's Church to the rear and of the wonderful fells beyond.
3. **Charming Grade II Listed period semi-detached cottage** one of five situated to the south of the church, Stone and slate and set over four floors, the character accommodation is deceptively spacious and light with a gross internal measurement of c. 1461 sq ft (135.7 sq m to include the cellar). Thought to date from the mid 19th Century and formerly a bank, the property has been sympathetically upgraded since the present owner's purchase in 1999.
4. **Instantly welcoming** - off the cobbles, stone steps lead in to the dining room with multi-fuel stove and built-in cloaks cupboard. Off here is a study area with fitted desk and lovely views of the church. The light and bright kitchen is triple aspect and fitted with base and wall units, wood block worktops, Smeg range, AEG electric oven and grill and space for an undercounter dishwasher. The sitting room is to the first floor: again, lovely and light with a triple aspect including glazed doors and a Juliette balcony for the warmer months, then cosy up in front of the open fire in the winter.
5. **Bedrooms and bathrooms** - there is a single bedroom with built-in wardrobe on the first floor as well as a three piece bathroom. On the second floor, there are two good-sized double bedrooms, both being open to the apex: bedroom 1 has an internal and external window, airing cupboard and an en suite shower room. Bedroom 2 has undereaves storage to one wall.
6. **Useful cellar** - c. 352 sq ft (32.7 sq m) comprising two rooms providing a workshop/laundry room and excellent storage.
7. **Parking** - there is no private parking with the property but parking is available in the adjacent 'Residents Only' parking bays.
8. **A Conservation Area Village.** Dent, with its cobbled streets, offers a range of local facilities - a general store with outreach post office, church, tea shops, primary school and two pubs. Dent railway station is at Cowgill, 4.3 miles (the highest mainline station in England) on the Settle to Carlisle with trains between Leeds and Carlisle. 137 of the M6 is 10.1 miles distant.
9. **Further afield** - the historic market and book town of **Sedbergh** is 5.8 miles distant. Also within a Conservation Area, the town is situated at the foot of the Howgill Fells, on the north bank of the River Rawthey and is very active with dozens of groups and societies. There is a good range of local facilities with pubs, restaurants, shops, a medical practice, dentists' surgery, pharmacy, a local grocery selling a wide variety of fresh produce, large Spar, and a weekly market. The traditional market town of **Kirkby Lonsdale** is 10.2 miles (via Barbondale) and offers independent shops, popular restaurants and pubs, a post office, churches, a bank and a well-regarded Booths supermarket.
10. **Stunning scenery** - with Lake District National Park and the Lune Valley also on your doorstep, the area is famous for stunning countryside and is the perfect spot if you enjoy the outdoor life; you can walk, run, cycle, even trot your way around these lovely lanes, alternatively, just sit back, relax and enjoy the views! Of particular note is The Dales Way a 78.5-mile (126.3 km) long-distance footpath in Northern England, from (south-east to north-west) Illkley, West Yorkshire, to Bowness-on-Windermere, Cumbria.



You'll need to know...

- Mains electric, drainage and water
- Electric storage and panel heaters with an immersion heater for the water, multi fuel stove in the dining room and an open fire in the sitting room
- A combination of single and double glazed windows
- B4RN Broadband connected - if you're not familiar with this excellent local service offering hyperfast broadband and unlimited bandwidth please have a look at their website b4rn.org.uk
- The property is banded C for Council Tax purposes with Westmorland & Furness Council
- Carpets, blinds, curtains, curtain poles and light fittings are included in the sale
- White goods and some items of furniture are available separately.

To find the property - exit the M6 at J37 and head east on the A684 to Sedbergh. From Sedbergh head southeast to Dent; proceed onto Main Street over the cobbles and at the George and Dragon pub, bear left onto Beech Hill. Bank House is the second on the left.

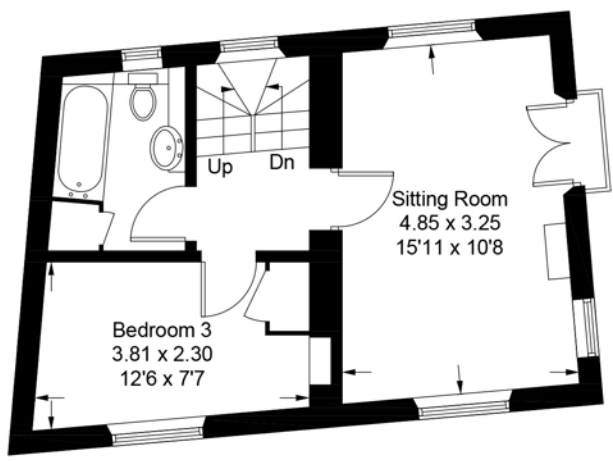
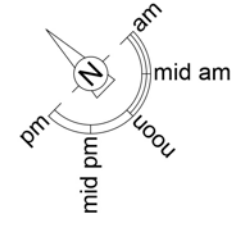
///what3words reference: interacts.police.stags

Money Laundering

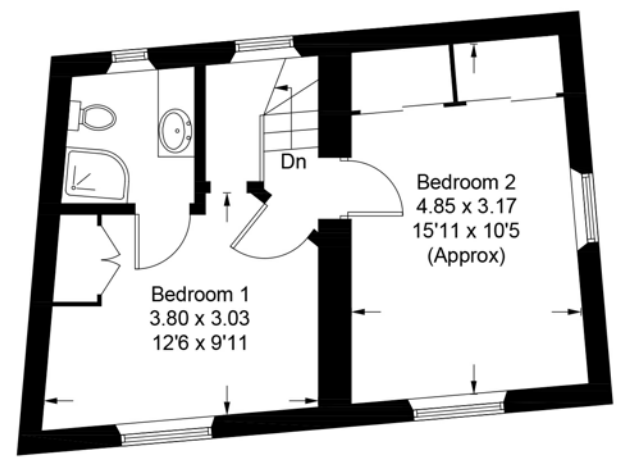
Prospective buyers should be aware that in the event that they make an offer for the property, they will be required to provide the agent with documents in relation to the Money Laundering Regulations; one being photographic ID, i.e. driving licence or passport and the other being a utility bill showing their address. These can be provided in the following ways: by calling into the agent's office with copies or by way of a certified copy provided via their solicitor. In addition prospective buyers will be required to provide information regarding the source of funding as part of the agent's offer procedure.

Bank House, Dent, LA10 5QL

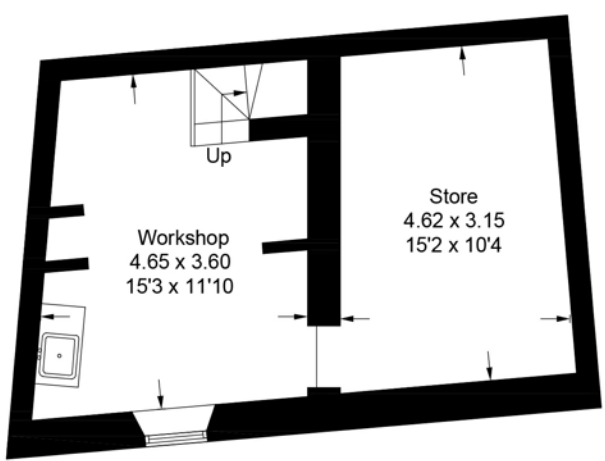
Approximate Gross Internal Area = 103.0 sq m / 1109 sq ft
 Cellar = 32.7 sq m / 352 sq ft
 Total = 135.7 sq m / 1461 sq ft



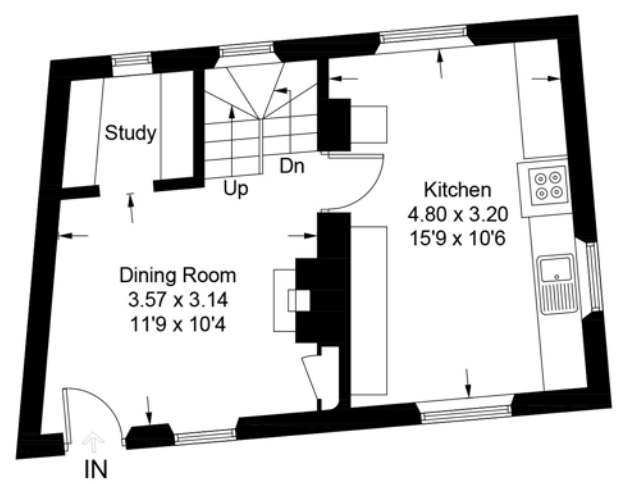
First Floor



Second Floor



Cellar



Ground Floor

Illustration for identification purposes only, measurements are approximate, not to scale. floorplansUsketch.com © (ID1074056)

IMPORTANT Davis & Bowring, for themselves and for the vendors or lessors of this property whose agents they are give notice that (i) these particulars are set out as a general outline only for guidance of intending purchasers or lessees, and do not constitute, nor constitute part of an offer or contract; (ii) all descriptions, photographs, measurements, areas, dimensions, references to condition and necessary permissions for use and occupation, and other details are given without responsibility and any intending purchasers or tenants should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to the correctness of each of them; (iii) no person in the employment of Davis & Bowring, has any authority to make or give any representation or warranty whatever in relation to this property nor have we carried out a detailed survey or tested the services, appliances or fittings in the property; (iv) all viewings are carried out at the sole risk of the viewer and neither the selling agent nor the vendor takes responsibility for any part of the property.