

Witton House Flintergill, Dent

£445,000

Your Local Estate Agents ThomsonHaytonWinkley



Witton House Flintergill

Dent, Sedbergh

Set within the picturesque village of Dent, this home is a substantial detached character property offering generous accommodation, a wealth of character features and the added benefit of separate, self-contained accommodation. With its traditional fireplaces, exposed stonework and attractive rural surroundings, the property offers plenty of scope for a new owner to make the most of its space and character.

The main house offers three reception rooms, comprising a living room, an additional sitting room and a separate dining room. Each features a fireplace, while the dining room is particularly characterful, with exposed stone walls and French doors opening directly onto the rear garden. The kitchen also provides access to an enclosed courtyard, where the attached outhouse accommodation can be found.

Upstairs, the main house offers three double bedrooms, with the principal bedroom benefiting from its own en-suite bathroom. A further bathroom serves the remaining accommodation, while a stained glass window on the staircase and landing adds another lovely character detail. The attached outhouse provides a fourth bedroom alongside its own shower room and a small kitchenette-style area with space for a microwave and table. With independent access from the roadside courtyard, this self-contained space is currently used as Airbnb accommodation and offers excellent flexibility for guests or potential income.

Outside, the property enjoys a generous rear garden with a combination of paved seating areas and lawn, providing plenty of space to enjoy the surrounding countryside. There is also a useful workshop, while the enclosed courtyard to the side provides independent access to the outhouse.

- Spacious detached character home in the picturesque village of Dent
- Three reception rooms, including a characterful dining room with exposed stone walls and French doors to the garden
- Seperate kitchen and understairs pantry cupboard
- Three double bedrooms within the main house
- Principal bedroom with its own en suite bathroom
- Bathroom serving the remaining accommodation
- Attached self-contained outhouse accommodation with bedroom and shower room
- Independent access to the outhouse accommodation from the roadside courtyard
- Generous rear garden with paved seating area, lawn and separate workshop
- Attractive rural setting with views towards the surrounding hills

WHAT3WORDS:///weary.scary.civil
Council Tax band: E

Tenure: Freehold

EPC Energy Efficiency Rating: F

EPC Environmental Impact Rating:









ENTRY
15′ 9″ x 4′ 1″ (4.81m x 1.24m)

KITCHEN
12′ 9″ x 10′ 0″ (3.89m x 3.06m)

LIVING ROOM
14′ 0″ x 10′ 8″ (4.27m x 3.25m)

RECEPTION ROOM
11′ 7″ x 9′ 11″ (3.53m x 3.02m)

DINING ROOM
13′ 1″ x 10′ 2″ (3.99m x 3.10m)

LANDING
10′ 2″ x 3′ 6″ (3.10m x 1.06m)

BEDROOM
16′ 10″ x 9′ 5″ (5.14m x 2.87m)

EN SUITE
11′ 7″ x 8′ 3″ (3.53m x 2.51m)

BEDROOM
12′ 6″ x 9′ 11″ (3.82m x 3.01m)

BEDROOM
10′ 8″ x 10′ 2″ (3.26m x 3.09m)

BATHROOM
8′ 6″ x 6′ 7″ (2.58m x 2.01m)

OUTHOUSE BEDROOM
14′ 3″ x 6′ 8″ (4.34m x 2.02m)

OUTHOUSE SHOWER ROOM
7′ 6″ x 2′ 11″ (2.29m x 0.88m)

WORKSHOP
13' 5" x 9' 11" (4.09m x 3.02m)

STORAGE ROOM
19' 11" x 10' 3" (6.06m x 3.12m)

SERVICES
Mains electric, mains gas, mains water, mains drainage

EPC RATING TBC

COUNCIL TAX BAND currently Band E

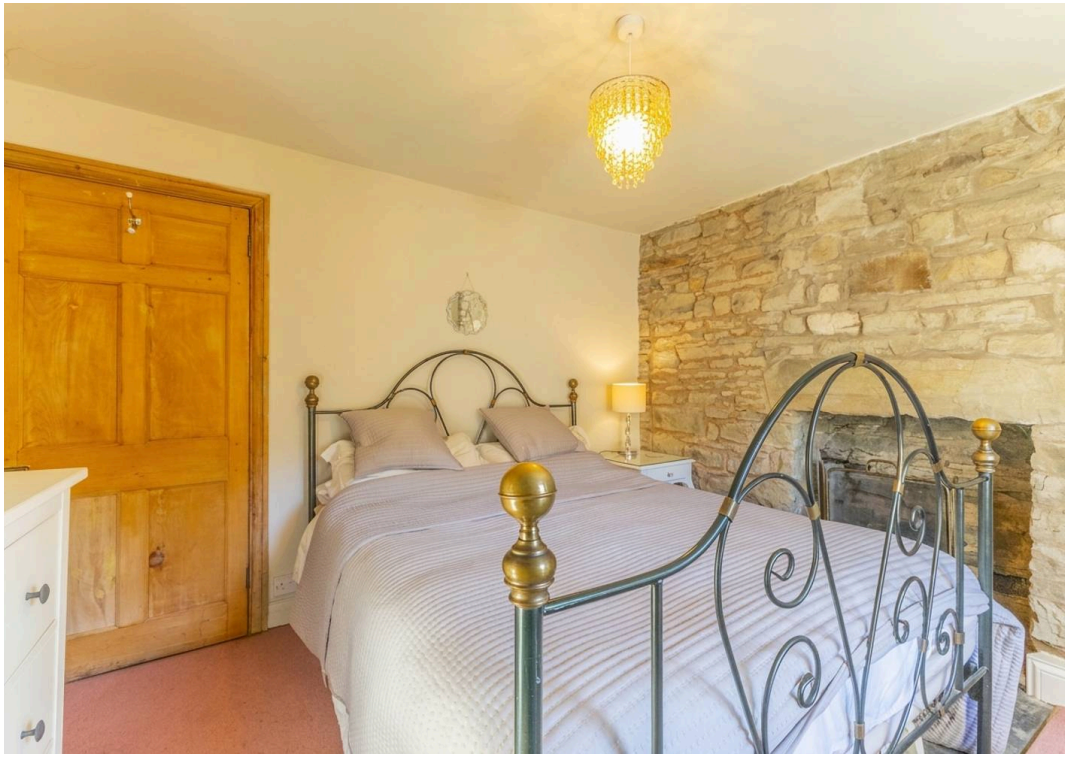
TENURE: FREEHOLD

IDENTIFICATION CHECKS
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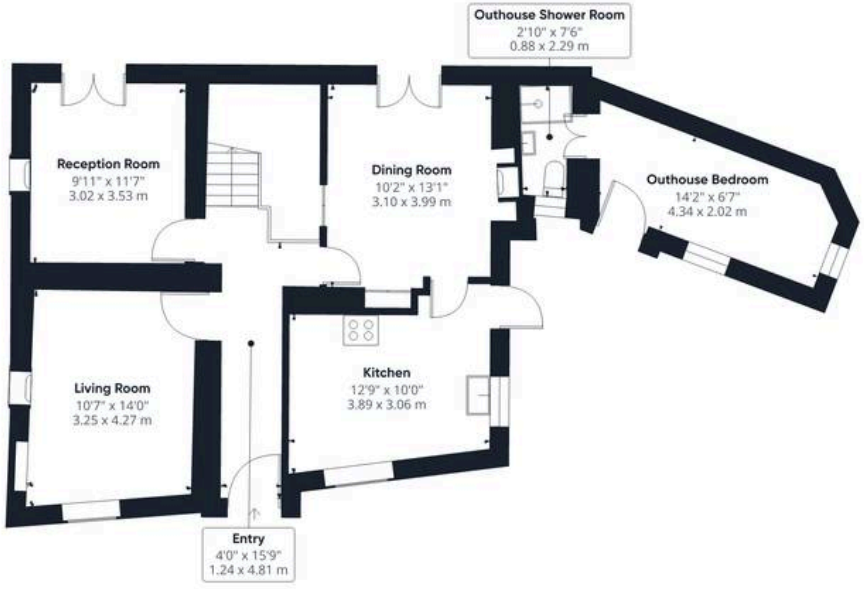








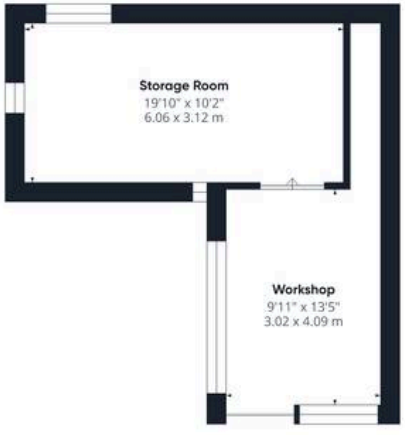




Ground Floor Building 1



Floor 1 Building 1



Ground Floor Building 2

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Approximate total area(1)

1792 ft²

166.4 m²

(1) Excluding balconies and terraces

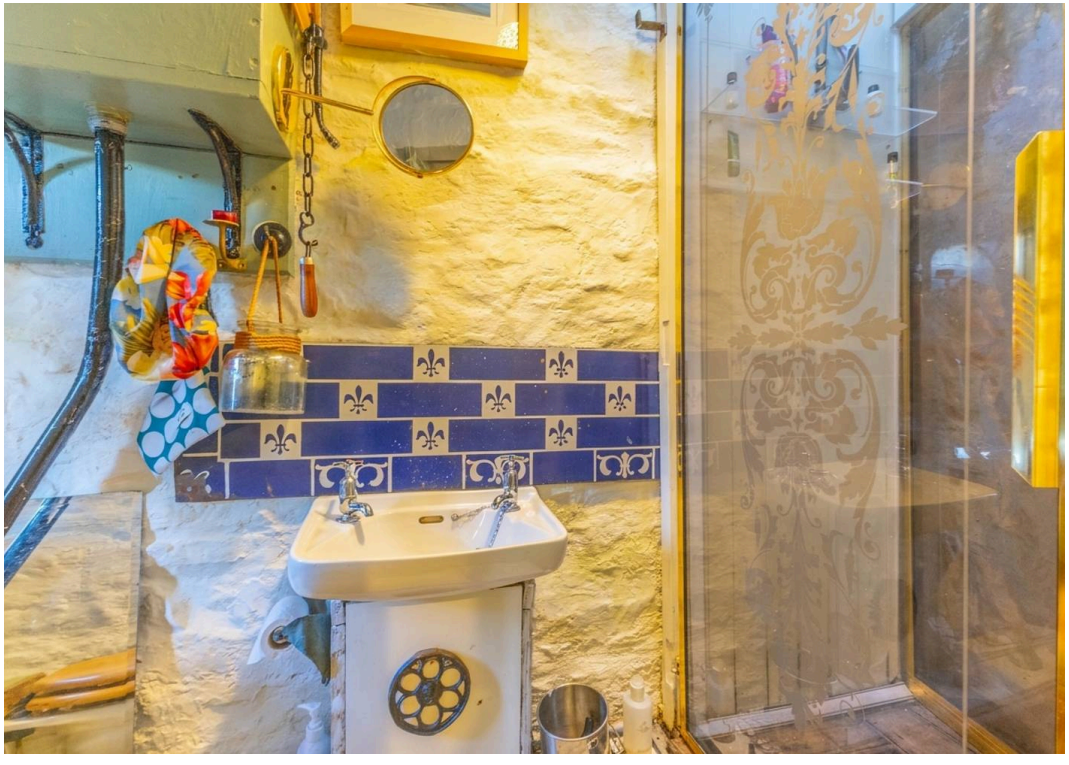
Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

GIRAFFE360


WELCOME
BOOTS etc


COMMIT NO
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PARCEL POST





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