



Dent

£285,000

Gardy Cottage, Flintergill, Dent, Sedbergh, LA10 5QR

Tucked away in an elevated position with far reaching views across the surrounding countryside, Gardy Cottage is a charming traditional Dales property, full of character and warmth. This delightful two bedroom cottage combines rustic features with practical living spaces, making it an ideal escape or cosy home.

Located in the picturesque village of Dent, within the Yorkshire Dales National Park, Gardy Cottage enjoys a setting rich in natural beauty and heritage. Dent is renowned for its cobbled streets, historic stone cottages, and welcoming community atmosphere. Surrounded by rolling hills, valleys and scenic walking routes, it's a haven for outdoor enthusiasts, offering opportunities for hiking, cycling, and exploring the unspoilt countryside. Despite its tranquil setting, Dent provides essential amenities including local shops, traditional pubs, and a railway station.

Quick Overview

- Traditional Dales Cottage
- Excellent Location in the Picturesque Village of Dent
- Close to Village Amenities
- Well Appointed Accommodation
- Character Features Throughout
- South Facing Cottage Garden
- Ideal Second Home or Investment Opportunity
- Offered with No Onward Chain
- Peaceful, Rural Location
- B4RN Broadband Available



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B4RN
Broadband*



Permit Parking
Available

Property Reference: KL3725



Living Room



Living Room



Kitchen



Rear Aspect

Step inside to the welcoming living room, where exposed feature beams and a wood-burning stove create a cosy focal point. There is ample space for a dining table, while front-aspect windows allow plenty of natural light. Stairs rise from here to the first floor, and a doorway leads through to the kitchen. Traditional latch doors throughout the property further enhance its authentic cottage charm, with the added benefit of underfloor heating throughout the ground floor.

The kitchen is well-equipped with base units, worktops, and a tiled splashback, along with a sink and drainer, and an oven with hob. There is also an integrated dishwasher and freestanding fridge. From here, a door opens into a useful cloakroom, perfect for coats and shoes, with a further door leading to a convenient ground-floor W.C. with hand wash basin, also offering a utility space with space and plumbing for a washing machine.

Ascending the stairs, there is access out to the rear garden; an enchanting, mature cottage garden featuring a variety of plants, shrubs, rockery, and stone paths. A seating area provides the perfect spot to relax and enjoy the surroundings, and a small stone outbuilding provides space for storage.

Continuing to the first floor, the cottage offers two bedrooms. The main bedroom is a double room, featuring exposed stonework, beams, and lintel, with plenty of natural light and space for additional furniture, as well as an integrated storage cupboard. The second bedroom is a smaller double, also with exposed beams and a useful mezzanine storage area.

The bathroom is fitted with a modern three-piece suite, including a walk-in shower, W.C., vanity sink with drawer storage and a heated towel radiator.

Accommodation with approximate dimensions:

Ground Floor

Living Room 11' 7" x 16' 7" (3.53m x 5.05m)

Kitchen 5' 4" x 16' 7" (1.63m x 5.05m)

Cloakroom 5' 8" x 5' 4" (1.73m x 1.63m)

First Floor

Bedroom One 18' 1" x 8' 3" (5.51m x 2.51m)

Bedroom Two 10' 1" x 8' 9" (3.07m x 2.67m)

Property Information

Parking

Resident permit on street parking available.

Tenure

Freehold (Vacant possession upon completion).

Flying Freehold

Please note, there is a small flying freehold above the utility.

Services

Mains electricity, water and drainage. Oil fired central heating. Hive heating control installed. Underfloor heating to the ground floor.

Council Tax

Westmorland and Furness Council. Band C.

Energy Performance Certificate

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

What3Words ///winter.contemplate.mess

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).



Bedroom One



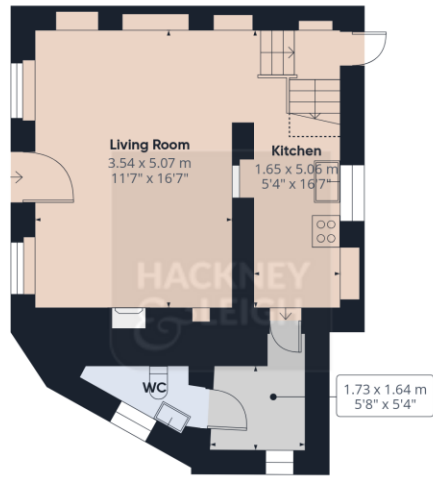
Bedroom Two



Bathroom



Views



Floor 0

Approximate total area⁽¹⁾

59.8 m²
643 ft²

Reduced headroom

0.9 m²
9 ft²

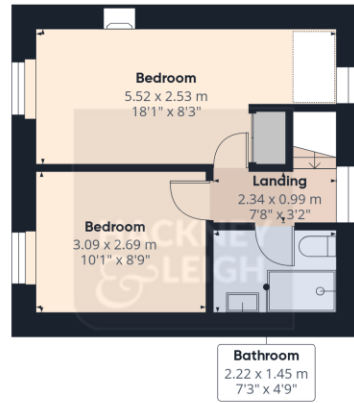
(1) Excluding balconies and terraces

Reduced headroom

..... Below 1.5 m/5 ft

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

GIRAFFE360



Floor 1



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