



SIEGE GHYLL MAIN STREET

SEDBERGH, LA10 5QL

£575,000

Siege Ghyll is a superb detached grade II listed period property, nestled off Main Street in the charming cobbled village of Dent. Dent is a village steeped in history and the only village in the beautiful valley of Dentdale. Boasts various coffee shops, pubs and a thriving primary school. It is also a perfect location for walks and exploring the Lake District and Yorkshire Dales National Parks. The front of the property gives clues to its history, consisting of an older property dating back to the 1600s with a later Georgian extension.



SIEGE GHYLL MAIN STREET

- Superb Grade II Listed Detached House
- Kitchen & Utility Room
- 2 Reception Rooms
- 4 Double Bedrooms
- 2 Bathrooms
- Enclosed Garden with Flagged Patio, Lawn & Established Beds
- Detached Single Garage
- Off Road Parking for 3-4 cars



Sat on a spacious plot offering both off road parking for three to four cars, a single garage and enclosed established garden.

On entering siege Ghyll via the substantial oak front door you are greeted by a character dining room+I with flagged floors, working period range fire, exposed beams and access to the rest of the accommodation, which includes a kitchen with a range of integrated appliances, a utility room with shower and WC, and the formal sitting room with beautiful high ceilings, multi fuel stove and surround, and a large window bringing in natural daylight.

The property also benefits from a large cellar ideal for storage or starting a wine collection.

On the first floor there is a spacious landing leading to a family bathroom, separate WC, four double bedrooms and a further bathroom.

Externally there is a beautiful enclosed garden with established beds, flagged patio areas, lawn and wooden gazebo.

Kitchen

The kitchen is a charming space that blends rustic character with modern convenience. It features pale green cabinetry with wooden worktops,

complemented by a tiled splashback and terracotta floor tiles. Open shelving adds a homely touch. The kitchen benefits from underfloor heating.

Lounge

The lounge offers a cosy retreat, with traditional sash windows and wooden flooring. A grey stone fireplace with a wood-burning stove is the focal point of the room. Large windows provide plenty of natural light and garden views.

Dining Room

The dining room blends rustic charm with ample space for social gatherings. It features exposed wooden ceiling beams and flagged flooring, continuing the traditional character of the home. A fireplace with a cream surround adds warmth and character to the room.

Bathroom

The first bathroom features light blue wooden panelling and is fitted with a white bath and matching pedestal basin. A window provides natural light, while the decor creates a fresh and soothing atmosphere.

Bedroom 1

Bedroom 2

Bedroom 3

Bedroom 4

Bathroom

The second bathroom is a practical space with tiled walls and floor. It includes a bath, separate shower cubicle, toilet and washbasin, with a window to the outside.

Cloakroom

The cloakroom is a small, neatly presented space with cream walls and white half-tiling. It comprises a toilet and a small washbasin, with storage cupboards above the toilet providing extra practicality.

Rear Garden

The rear garden is a beautifully tended space, filled with mature shrubs and plants. It includes a lawn, a small paved area and a quaint garden shelter. The garden is enclosed and offers a peaceful setting for outdoor relaxation and entertaining.

The property benefits from a garage and driveway for parking, LPG for heating and mains electric water and drainage.

Viewings highly recommended to appreciate this space, please contact the office for further information.

REFERRALS INFORMATION

We may receive a referral fee from solicitors or mortgage advisors. Full details are available on request.

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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

EPC Rating: Council Tax Band: F

Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers/tenants are advised to recheck the measurements

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