



Gawthrop

£650,000

Netley House, Gawthrop, Sedbergh, LA10 5TA

Netley House is a charming detached cottage-style home, set in an enviable position with truly unrivalled views to both the front and rear. Offering a wonderful blend of character features and practical living space, the property enjoys a peaceful setting while benefiting from generous accommodation and well maintained gardens.

Gawthrop is a picturesque and peaceful hamlet nestled on the edge of the Yorkshire Dales National Park, offering a wonderful balance of rural living and accessibility. Surrounded by rolling countryside and scenic walking routes, it is an ideal location for those seeking an outdoor lifestyle. The nearby market town of Sedbergh provides a range of local amenities, independent shops, cafés, and well-regarded schools, while also being renowned as England's official Book Town. The village of Dent is also a stones throw away, offering a thriving community with local pub and tea rooms. Excellent transport links are available via the M6, providing convenient access to Kendal, the Lake District, and beyond.

Quick Overview

- Charming Detached Cottage
- Unrivalled Countryside Views
- Character Features Throughout
- Generously Proportioned Living Spaces
- Flexible Accommodation
- Delightful Country Garden
- Peaceful, Rural Setting within the Yorkshire Dales National Park
- Ideal for Multigenerational Living
- Close to the Sought After Village of Dent
- B4RN Broadband Available



4



3



2



E



B4RN
Broadband*



Off Road Parking
& Double Garage

Property Reference: KL3700



Conservatory



Kitchen



Living Room



Dining Room

The property is accessed from the rear, where a tarmac driveway provides ample parking and turning space, leading to a double garage with an attached barn, ideal for additional storage or workshop use.

You are welcomed into the home via a delightful conservatory, a warm and inviting space with underfloor heating and ample room for coats and boots. This room perfectly frames the breathtaking rear aspect, with far reaching views over the garden and surrounding fells. From here, you step into the kitchen, which is fitted with a range of modern wall and base units, complementary worktops, and a tiled splashback. A ceramic sink and drainer sit beneath a rear-facing window, along with a Rangemaster oven and space for a fridge freezer and undercounter dishwasher.

Adjoining the kitchen is a breakfast area with space for a dining table, featuring characterful beams and a walk-in pantry cupboard, with further views to the rear. From here, the layout flows into the main hallway. To one side, a dining room, currently used as a second sitting room, features exposed beams and access into the conservatory, creating a flexible and sociable living space.

The living room is a standout feature of the home, boasting a striking floor-to-ceiling window that captures the garden and surrounding countryside. This room is rich in character, with traditional beams and a wood-burning stove, and also benefits from direct access to the garden.

A door opens to an internal hallway that leads to the integrated garage and provides access to a staircase rising to a versatile first-floor area. This section offers excellent potential as an annex (subject to the necessary consents), comprising a double bedroom with a vaulted ceiling and a shower room with separate W.C., ideal for multigenerational living with its own access via the garage.

Returning to the main house, stairs from the hallway lead to the first floor, where there are three well-proportioned double bedrooms. The principal bedroom is particularly generous, featuring dual-aspect windows with breathtaking views, a dressing area, and full length built-in wardrobes. It also benefits from an en suite bathroom comprising a vanity sink, W.C. and bath with shower over, with a feature exposed beam and airing cupboard. Bedroom two also benefits from integrated wardrobes and space for additional furnishings, while bedroom three features exposed beams and is currently used as a study.



Kitchen



Living Room



Bedroom One



En Suite



Bedroom Two



Bedroom Three

The family bathroom is well-appointed with a bath, W.C., and pedestal sink, complemented by an exposed stone wall and an airing cupboard.

Externally, the gardens are a true highlight, being beautifully established and lovingly maintained by the current owners. Predominantly laid to lawn, there is a vegetable patch and an array of seating areas, with the garden boundary running alongside a nearby stream. The outdoor space fully embraces the spectacular setting, offering a tranquil environment to enjoy the surrounding landscape.

Accommodation with approximate dimensions:

Ground Floor

Conservatory 7' 10" x 23' 5" (2.39m x 7.14m)

Kitchen 13' 4" x 12' 2" (4.06m x 3.71m)

Breakfast Area 13' 1" x 10' 6" (3.99m x 3.2m)

Dining Room 17' 5" x 12' 2" (5.31m x 3.71m)

Living Room 16' 5" x 16' 5" (5m x 5m)

First Floor

Bedroom One 16' 5" x 16' 5" (5m x 5m)

Bedroom Two 13' 1" x 13' 9" (3.99m x 4.19m)

Bedroom Three 11' 5" x 15' 7" (3.48m x 4.75m)

Bedroom Four 17' 5" x 17' 1" (5.31m x 5.21m)

Double Garage 17' 9" x 24' 8" (5.41m x 7.52m)

Barn 17' 7" x 13' 1" (5.36m x 3.99m)

Property Information

Parking

A tarmac driveway provides off road parking.

Tenure

Freehold (Vacant possession upon completion).

Services

Mains electricity and water, oil fired central heating, private septic tank drainage. The current owners had a domestic sewage treatment plant installed in 2025. Please note that due to updated regulations for septic tanks and private drainage facilities, interested parties may wish to seek independent advice on the installation. We can recommend several local firms who may be able to assist.

What3Words ///gravel.yesterday.lakes

Viewings

Strictly by appointment with Hackney & Leigh.



Bedroom Four



Shower Room



Garden



Garden



Aerial View

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).

Meet the Team

Richard Harkness M.R.I.C.S

Branch Manager & Property Valuer

Tel: 015242 72111

Mobile: 07971 911357

richardharkness@hackney-leigh.co.uk



Claire Tooke

Sales Negotiator

Tel: 015242 72111

kirkbysales@hackney-leigh.co.uk



Matilda Stuttard

Sales Negotiator

Tel: 015242 72111

kirkbysales@hackney-leigh.co.uk



Naomi Price

Viewing Team

Tel: 015242 72111

kirkbysales@hackney-leigh.co.uk



Justine Cook

Viewing Team

Tel: 015242 72111

kirkbysales@hackney-leigh.co.uk



Viewings available 7 days a week including evenings with our dedicated viewing team
Call **015242 72111** or request online.



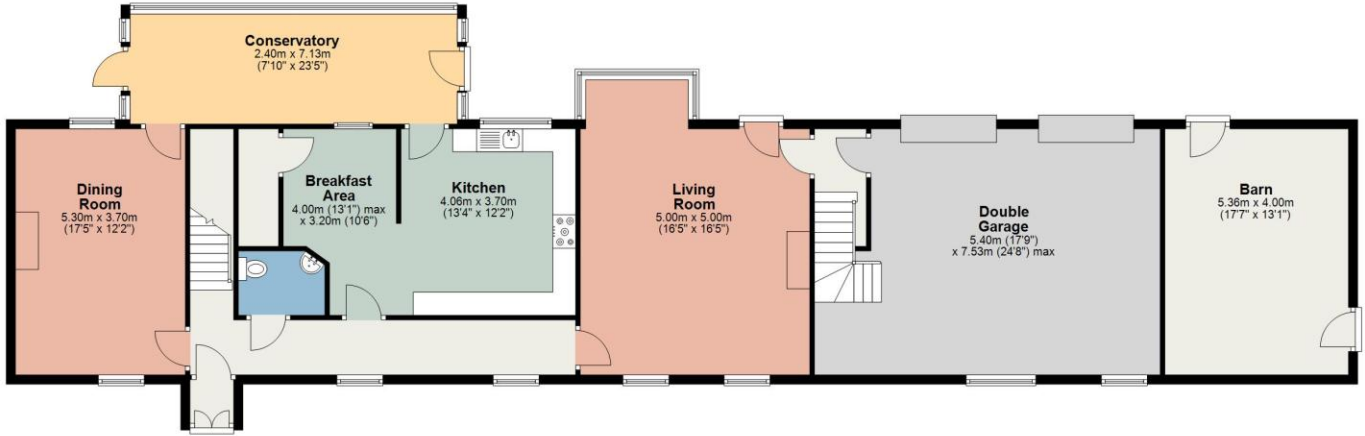
Need help with **conveyancing**? Call us on: **01539 792032**



Can we save you money on your **mortgage**? Call us on: **01539 792033**

Hackney & Leigh Ltd 3 Market Square, Kirkby Lonsdale, Lancashire, LA6 2AN | Email: kirkbysales@hackney-

Ground Floor
Approx. 155.6 sq. metres (1674.8 sq. feet)



First Floor
Approx. 133.4 sq. metres (1435.9 sq. feet)



All permits to view and particulars are issued on the understanding that negotiations are conducted through the agency of Messrs. Hackney & Leigh Ltd. Properties for sale by private treaty are offered subject to contract. No responsibility can be accepted for any loss or expense incurred in viewing or in the event of a property being sold, let, or withdrawn. Please contact us to confirm availability prior to travel. These particulars have been prepared for the guidance of intending buyers. No guarantee of their accuracy is given, nor do they form part of a contract. *Broadband speeds estimated and checked by <https://checker.ofcom.org.uk/en-gb/broadband-coverage> on 18/03/2026.