



Dent

£235,000

The Laning, Laning, Dent, Sedbergh, LA10 5QJ

Set in the heart of the picturesque village of Dent, The Laning is a charming mid-terraced cottage offering cosy accommodation, character features, and delightful views, creating a blend of traditional charm with practical living.

Quick Overview

Character Mid Terraced Cottage

Quintessential Village Location

Set Within the Yorkshire Dales National Park

Traditional Features Throughout

Close to Village Amenities

Cottage Garden to the Rear

Wonderful Views

Ideal First or Second Home

Offered with No Onward Chain

Ultrafast Broadband Available



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Property Reference: KL3730



Kitchen/Dining Room



Kitchen/Dining Room



Kitchen/Dining Room



Living Room

Set in the heart of the picturesque village of Dent, The Laning is a charming mid-terraced cottage offering cosy accommodation, character features, and delightful views, creating a blend of traditional charm with practical living.

Dent is a quintessential Yorkshire Dales village, renowned for its cobbled streets, whitewashed cottages, and strong sense of community. Surrounded by beautiful countryside, the village itself benefits from a selection of local amenities, including traditional pubs, a village shop, and a primary school, while the nearby market towns provide further services. Dent is also home to Dent Station, offering connections along the Settle-Carlisle line.

Step through the front door into the welcoming entrance hall, where steps lead to the kitchen/dining room. With front-aspect windows allowing in natural light, there is ample space for a dining table, making it an ideal spot for everyday meals or entertaining. The kitchen is fitted with a range of wall and base units, complemented by tiled splashbacks and worktops. There is a sink and drainer, along with space for appliances and a freestanding fridge freezer.

Adjoining the kitchen is the inviting living room, a cosy and characterful space centred around a feature fireplace with a wood-burning stove, creating a warm and homely focal point. The room is rich in charm, with exposed beams and stonework adding to its appeal. A door opens directly onto the garden, while stairs rise to the first floor.

Upstairs, there are two bedrooms. Bedroom one is a comfortable double room enjoying lovely rear views, with space for furnishings and the benefit of an integrated cupboard. Bedroom two is a smaller double, also boasting attractive outlooks towards Rise Fell. The modern bathroom is fitted with a bath and shower over, W.C., and pedestal sink. Throughout the property, traditional latch doors enhance the cottage's characterful feel.

Externally, the property enjoys a pretty rear garden with space for patio seating, planted beds filled with shrubs and flowers, and a handy shed. A gate provides convenient access to the Dent village car park.

Accommodation with approximate dimensions:

Ground Floor

Living Room 15' 10" x 18' 6" (4.83m x 5.64m)

Kitchen 8' 7" x 17' 7" (2.62m x 5.36m)

First Floor

Bedroom One 10' 8" x 10' 4" (3.25m x 3.15m)

Bedroom Two 12' 5" x 4' 9" (3.78m x 1.45m)

Property Information

Parking Parking available within Dent village.

Tenure Freehold (Vacant possession upon completion).

Services Mains water, electricity and drainage. Electric heating.

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.

Viewings Strictly by appointment with Hackney & Leigh.

What3Words ///spins.stems.eagles

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Bedroom One



Bedroom Two



Bathroom



Garden

"Double Click Text To Insert Floor Plan"

A thought from the owners...

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