



COBBLE COTTAGE MAIN STREET SEDBERGH, LA10 5QL

£175,000
FREEHOLD

Cobble Cottage is a Grade II Listed cottage centrally located on the iconic Main Street cobbles of the desirable Dales village of Dent, a charming and historical village in the sought after Yorkshire Dales National Park.

The two-bedroom semi-detached cottage benefits from local cafes and pubs and is a short drive away from Sedbergh and Kirkby Lonsdale, with Dent railway station being 5 miles away. When entering the cottage, you are met with a cosy lounge and kitchenette to the ground floor. The lounge has a feature fireplace and exposed wooden beams bringing plenty of character to the room. With wall and base units, the kitchenette also has space for some under counter appliances, an electric oven and 4 ring electric hob. On the first floor there is a three-piece suite bathroom to the rear of the cottage equipped with a sink, wc and a P bath with an electric shower over. The second bedroom is also at the rear and has room for a single bed with a window overlooking the churchyard and fells beyond. To the front of the cottage is the larger of two bedrooms which has enough space for a double bed with a large window offering views of Dent Main Street. The cottage benefits from mains electric, water and drainage. Also, electric heating and many original features.



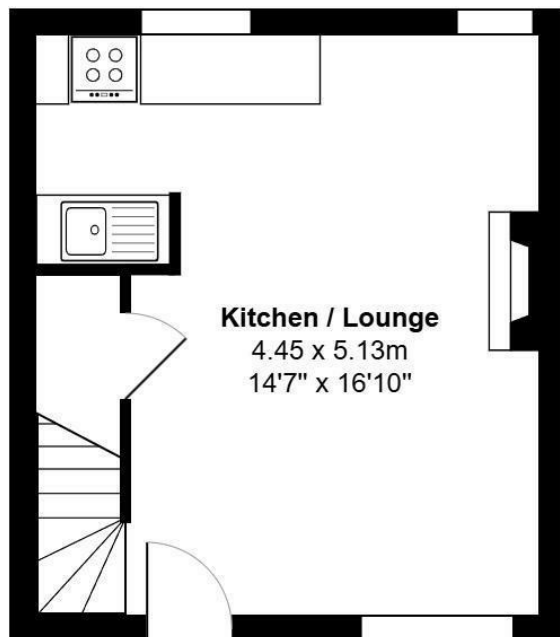
COBBLE COTTAGE MAIN STREET

- Grade II Listed traditional dales cottage
- Sitting room and kitchenette
- 2 bedrooms
- 3 piece bathroom including electric shower over bath
- Some original features
- Mains electric, water and drainage
- Situated in the center of the village
- No Chain

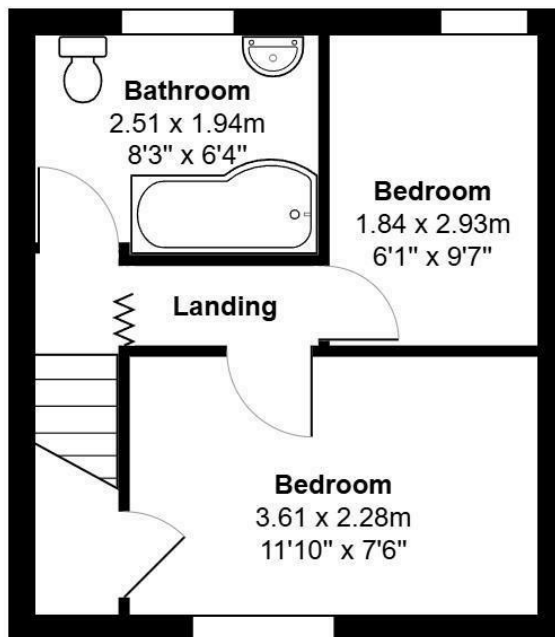


COBBLE COTTAGE MAIN STREET





Ground Floor



First Floor

For illustrative purposes only - not to scale. The position and size of features are approximate only.
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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: Exempt**

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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