

Hodgsons Cottage Laning, Dent

£275,000

Your Local Estate Agents ThomsonHaytonWinkley



Hodgsons Cottage Laning

Dent, Sedbergh

Situated within the peaceful village of Dent, Hodgsons Cottage is a stone built mid terraced home offering generous accommodation, four double bedrooms and the benefit of an integral garage and private parking. Bright and airy throughout, the property enjoys plenty of natural light and provides an excellent opportunity for a new owner to personalise and make their own, while retaining its character and charm.

The ground floor begins with an entrance area incorporating a useful WC and internal access to the garage, leading through to the main hallway. The living room is a bright and welcoming space, with steps leading down to the kitchen. Although open to one another, the slight change in level gives the two areas a natural sense of separation, creating a practical layout for everyday living.

Upstairs, the landing benefits from a large window, allowing further natural light into the first floor accommodation. There are four generously sized double bedrooms, with the principal bedroom enjoying its own en suite shower room. A separate bathroom completes the accommodation.

Outside, the property benefits from an enclosed rear outdoor area with gated access, offering flexibility for outdoor use and access to the garage. The private parking is accessed from the village car park, providing an additional convenience alongside the integral garage. With its spacious accommodation, characterful stone exterior and position within the sought-after village of Dent, Hodgsons Cottage offers plenty of scope to create a wonderful home.

- Stone built mid terraced character home in the village of Dent
- Generously sized living room with feature fireplace
- Separate kitchen set just below the living room, with an open plan feel
- Bright and airy accommodation with plenty of natural light throughout
- Four double bedrooms, with the principal bedroom benefiting from an en suite shower room
- Separate bathroom serving the remaining accommodation
- Ground floor WC
- High Speed Fibre Broadband available
- Integral garage with internal access and enclosed rear outdoor area with gated access
- Private parking and garage, accessed from the village car park

WHAT3WORDS:///scenes.packets.clumped
Council Tax band: D

Tenure: Freehold

EPC Energy Efficiency Rating: E

EPC Environmental Impact Rating: F









ENTRY
5' 3" x 4' 4" (1.61m x 1.33m)

KITCHEN
16' 2" x 10' 1" (4.93m x 3.07m)

LIVING ROOM
16' 10" x 9' 5" (5.13m x 2.88m)

HALLWAY
8' 1" x 7' 0" (2.46m x 2.13m)

WC
5' 3" x 3' 4" (1.61m x 1.01m)

LANDING
7' 0" x 6' 3" (2.13m x 1.91m)

BEDROOM
16' 6" x 8' 8" (5.02m x 2.65m)

EN SUITE
7' 3" x 5' 2" (2.20m x 1.57m)

BEDROOM
11' 5" x 8' 2" (3.47m x 2.49m)

BEDROOM
10' 5" x 8' 3" (3.17m x 2.51m)

BEDROOM
10' 2" x 8' 3" (3.09m x 2.51m)

BATHROOM
8' 1" x 5' 4" (2.46m x 1.62m)

GARAGE
16' 9" x 11' 4" (5.11m x 3.45m)

SERVICES
Mains electric, mains gas, mains water, mains drainage

EPC RATING E

COUNCIL TAX BAND currently Band D

TENURE: FREEHOLD

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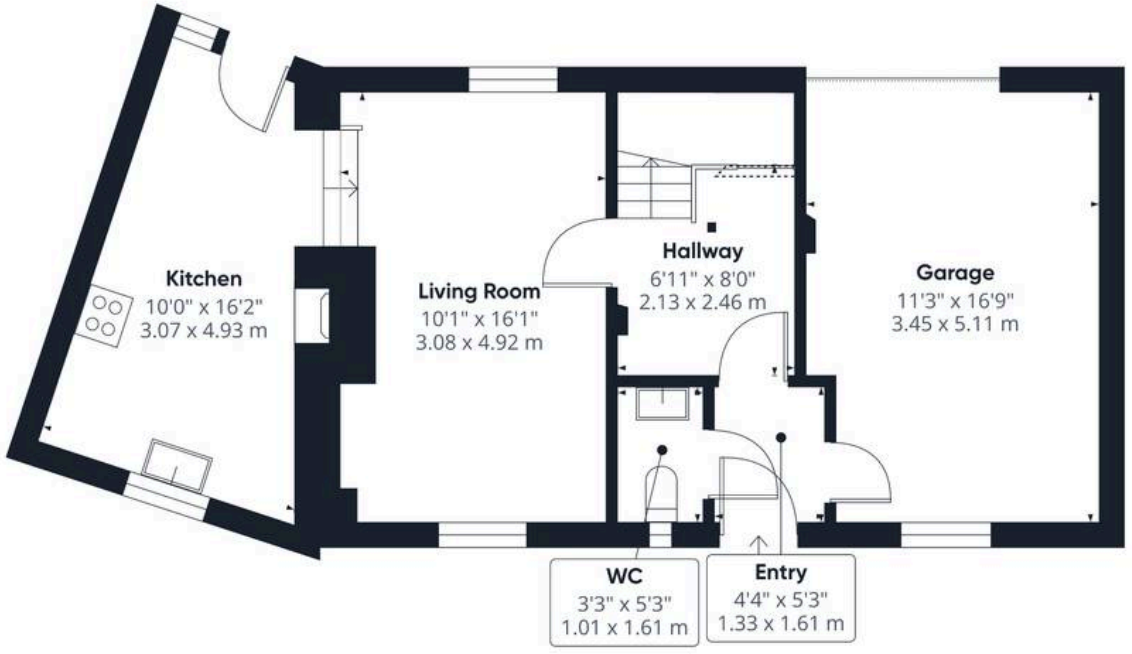




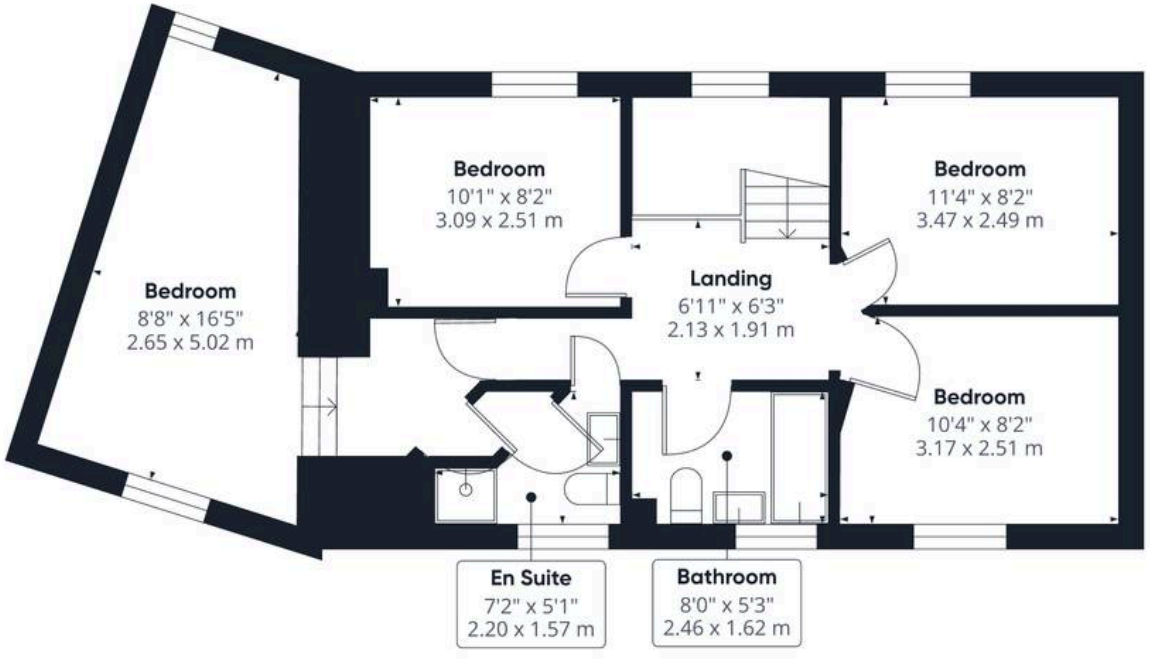








Ground Floor





Floor 1

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Approximate total area(1)

1184 ft²

110.1 m²

Reduced headroom

1 ft²

0.1 m²

(1) Excluding balconies and terraces

Reduced headroom

..... Below 5 ft/1.5 m

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

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