



Queens Cottage Queens Square, Dent
£250,000



Queens Cottage Queens Square

Dent, Sedbergh

Nestled within the heart of the picturesque village of Dent, this charming stone built cottage combines character, comfort and a wonderful Yorkshire Dales setting. Whether you're looking for a peaceful village home, weekend retreat or holiday investment, Queens Cottage enjoys an enviable location surrounded by spectacular countryside whilst remaining within reach of Sedbergh, Kirkby Lonsdale, the Lake District and the M6. The accommodation centres around a welcoming open plan living space where a cosy wood burning stove creates an attractive focal point. The dining area is ideal for gathering with family and friends, whilst the integrated kitchen provides everything needed for modern living without compromising the cottage's character.

To the first floor are three bedrooms, including a spacious principal bedroom, a further double bedroom and a versatile single bedroom which could equally serve as a home office or creative workspace. A four piece bathroom with separate bath and shower completes the accommodation.

Externally, the property benefits from an enclosed courtyard garden, providing a pleasant space to cultivate pots and planters and to sit out and enjoy the surroundings. Residents are able to obtain parking permits providing free parking within the nearby village car park, located less than a two minute walk away, together with access to designated resident parking areas. Loading and unloading can be carried out directly outside the property.

- Charming stone built character cottage in the heart of Dent
- Cosy open plan living, dining and kitchen space with wood burning stove
- Integrated kitchen designed for modern living
- Three bedrooms, including a spacious principal bedroom and versatile single room/home office
- Four piece bathroom with separate bath and shower
- Enclosed courtyard garden area
- B4RN full fibre broadband and oil fired central heating
- Resident permit parking available nearby
- Ideal village home, holiday retreat or investment opportunity
- Picturesque Dent village location within the Yorkshire Dales National Park, with excellent access to Sedbergh, Kirkby Lonsdale, the Lake District and M6 links

Upon arriving in Dent, follow Laning Road and carry on as it merges into Main Street. Carry on following the road and take a slight right at the George and Dragon pub to find Queens Cottage on the left.

WHAT3WORDS:///interlude.nanny.financial

Council Tax band: D

Tenure: Freehold

EPC Energy Efficiency Rating: E

EPC Environmental Impact Rating:





LIVING ROOM

14' 6" x 11' 2" (4.42m x 3.40m)

KITCHEN

18' 4" x 6' 5" (5.59m x 1.96m)

LANDING

11' 9" x 2' 8" (3.57m x 0.82m)

BEDROOM

14' 9" x 8' 5" (4.49m x 2.56m)

BEDROOM

8' 4" x 8' 0" (2.53m x 2.44m)

BEDROOM

8' 5" x 7' 1" (2.57m x 2.15m)

BATHROOM

7' 7" x 7' 5" (2.31m x 2.27m)



SERVICES

Mains electric, oil central heating, mains water, mains drainage, Full Fibre Broadband

EPC RATING E

COUNCIL TAX BAND currently Band D

TENURE: FREEHOLD

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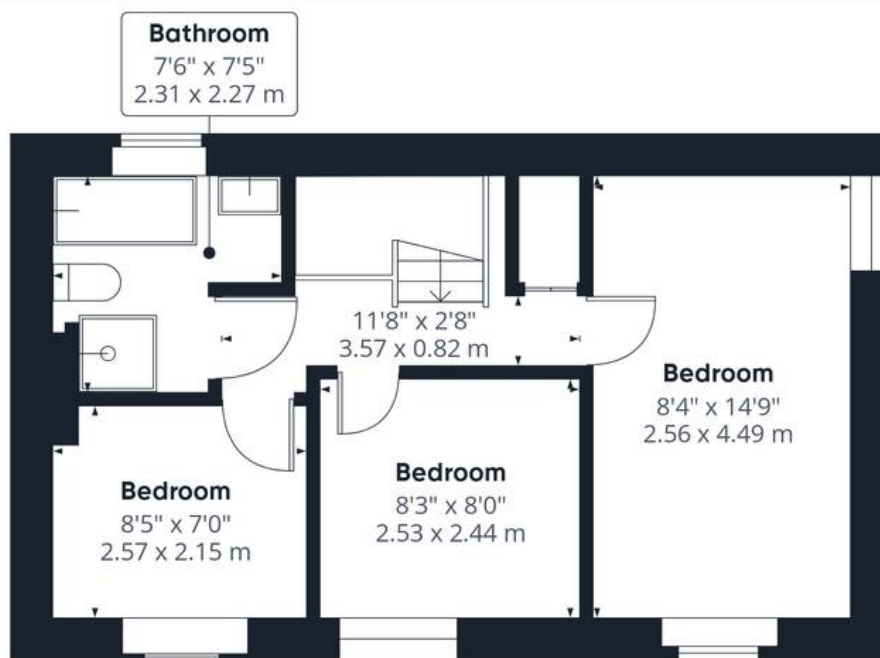




Approximate total area⁽¹⁾

747 ft²

69.4 m²



(1) Excluding balconies and terraces

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

GIRAFFE360





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