

TUB HOLE BARN

£535,000

Dent, The Yorkshire Dales, LA10 5RE

Rural Splendour - nestled into the hillside but enjoying breathtaking views across and up the valley towards Dent, the Howgills and Lakeland Fells, a stone and slate detached barn conversion.

Generous and flexible accommodation with sitting room, living/dining kitchen, utility room, cloakroom, five bedrooms and a house bathroom. With huge potential to upgrade, the lower ground floor provides a laundry room, workshop, bike store and garden store. Splendid gardens with flagged seating terrace, raised wooded deck, tiered lawns and walled garden with greenhouse. Gated access to gravel drive and ample parking area.

This is a location to embrace the journeys and revel in the ever changing scenery.





Welcome to **TUB HOLE BARN**

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Here's our **TOP TEN** reasons to love **Tub Hole Barn**:

- 1. The breathtaking views** - to the north across the vale, up the valley to the west to Dent, The Howgills and in the far distance, the Lakeland Fells and to the east, glimpses down the valley. The principal rooms enjoy the splendid aspects.
- 2. Character barn conversion** - this stone and slate barn, once belonging to neighbouring farmhouse, Tub Hole, and dating back to late 17th/early 18th century, was converted several years ago. Some character features remain with beamed ceilings, exposed stonework and internal stone steps.
- 3. Extremely spacious and with versatile accommodation** - the gross internal area is c. 3099 sq ft (287.9 sq m).
- 4. Make an entrance** into the good sized hall with cloakroom and cloaks cupboard. Off the hall is a large **sitting room** with valley views, exposed stone work and woodburner set on a flagged hearth.
- 5. Sociable living dining kitchen** - the kitchen is fitted with base and wall units to one end and to the other; space for comfortable seating as well as a window seat; to the centre, a woodburner with exposed stonework, recess niches and a flagged hearth and backdrop and ample space for a dining table. Off the kitchen with external access, there is a **utility room/larder** with base and wall units.
- 6. and so to bed...** with five double bedrooms, there's plenty of space for visiting family and friends. Part oak/part stone steps lead to a half landing and access to **bedroom 1**; being triple aspect and open to the apex with cruck beams, this room could double as as second sitting/family room or hobby space. An oak open riser staircase continues to the **generous landing** with **four double bedrooms**, a useful **store/linen cupboard** and a three piece **bathroom**.
- 7. Potential to upgrade the lower ground floor** to integral or separate living accommodation with external access and currently providing a laundry/boiler room, bike store, workshop and garden store, this space offers excellent scope to upgrade for a number of uses; a home office, games/cinema room, children's den or with the Dales Way on the doorstep, maybe an Airbnb (subject to the relevant consents).
- 8. Attractive informal gardens** surround the property with flagged and paved seating terraces, tiered lawns, an elevated 'tree house' enjoying the fabulous views (steps currently not sound), walled garden with greenhouse and mature planting and trees including a splendid copper beech and horse chestnut. To the right of the entrance gate, there is a works area with useful log store.
- 9. Parking** - a gated entrance leads up the drive and to a parking area for several cars.
- 10. Idyllic, peaceful location** - escape the hustle and bustle of everyday life to this peaceful haven. For further information on the surrounding area, please turn to page 5.







Peace and tranquility in the heart of the Dales

Immensely scenic, Dentdale is situated in the Cumbrian part of the Yorkshire Dales National Park. An extract from YDNPA website notes - *Dentdale is at the western end of the National Park. The dale's steep-sided valley contrasts beautiful flower-filled meadows and lush riverside pastures with the sparser grassy upland of the fells.*

Close to the Lake District National Park and the Lune Valley the area is famous for beautiful countryside and is the perfect spot if you enjoy the outdoor life. If you have dogs (or children!) you'll never be short of somewhere to walk, whether it be a gentle wander, a brisk hike or for the more energetic, The Dales Way, a long-distance footpath of about 80 miles (128 km) following mostly riverside paths and passing through the heart of the Dales and the gentle foothills of South Lakeland.

Far from the madding crowd, the hamlet of **Cowgill** (1.7 miles) is for the person who is seeking peace and quiet. There's a pub, the popular Sportsman's Inn, a church, a train station and other than that, it's pretty much just fields and sheep!

With its cobbled streets, nearby **Dent** (2 miles) offers a range of local facilities - a general store with outreach post office, church, a selection of tea shops, two pubs and a village school (currently rated good by Ofsted).

The historic market and book town of **Sedbergh** (7.5 miles) offers a wider range of local amenities including a large Spar, weekly market, traditional butchers and greengrocers, an award-winning pub, The Black Bull Inn, and the doctor and dentist.

The pretty village of **Ingleton** (11 miles via Deepdale - a stunning drive, we urge you to try it) is home to The Ingleton Waterfalls Walk with woodland gorges and spectacular waterfalls; there's also an open-air swimming pool (open May to September) and a local range of basic amenity shops including an artisan bakery, Seasons.

The traditional market town **Kirkby Lonsdale** is 12.4 miles via beautiful Barbondale (a second journey to revel in the scenery!) offers independent shops, popular restaurants and pubs, a post office, churches and a well-regarded Booths supermarket.

The market town of **Kendal**, known as the Gateway to the Lakes (18.4 miles) and the Georgian city of **Lancaster** (26.6 miles via B6254) provide a comprehensive range of educational, commercial and recreational facilities.

There are primary schools at Dent, Sedbergh and Ingleton with secondary schools at Sedbergh, Kirkby Lonsdale and Kendal. Sedbergh is also home to the well-regarded independent school with the preparatory school at Casterton.

Travel by car - access to J37 of the M6 is 12.1 miles distant with access to the A65 11 miles away at Ingleton.

Travel by train - you won't have to go far as the station is close by. Dent Station, which is closer to Cowgill is on the famous Settle to Carlisle line, the route, which crosses the remote scenic regions of the Yorkshire Dales and the North Pennines, runs between Settle Junction and Carlisle. Carlisle, Oxenholme (17.2 miles) and Lancaster provide stations on the West Coast main line.

Travel by air you'll find Leeds Bradford airport (55.4 miles) most convenient.

To find the property - exit the M6 at J37 and head east on the A684 to Sedbergh. From Sedbergh head southeast to Dent, through the cobbled streets and at the George and Dragon pub bear right. Continue for a further c. 2 miles and the entrance to Tub Hole Barn is on the right hand side. A name plate is at the gated entrance.

///what3words reference: [dove.currently.marianted](https://www.what3words.com/dove.currently.marianted)



View from bedroom 1



Services and specifications

- Mains electricity
- Private drainage to a septic tank located in the neighbouring field
- Private water supply by way of a borehole with header tank on the fell to the rear, shared with neighbouring Tub Hole. Filter and UV lamp located in the laundry room.
- Oil fired central heating in addition to two wood burning stoves in the sitting room and living/dining kitchen
- Immersion heater
- B4RN Broadband connected - if you're not familiar with this excellent local service offering hyperfast broadband and unlimited bandwidth please have a look at their website **b4rn.org.uk**. This is fabulous if you are looking to work from home (and has made such a difference when trying to strike the life/work balance) or just stay connected with the outside world.
- Double glazed windows in wooden frames
- Oak internal doors
- External water tap
- External lighting





The finer details

Council tax

Tub Hole Barn is currently banded F for Council Tax purposes. Potential purchasers are advised to verify this information for themselves.

Local Authority

Westmorland and Furness Council

W: www.westmorlandandfurness.gov.uk

Planning Authority

Yorkshire Dales National Park Authority

W: www.yorkshiredales.org.uk

Please note

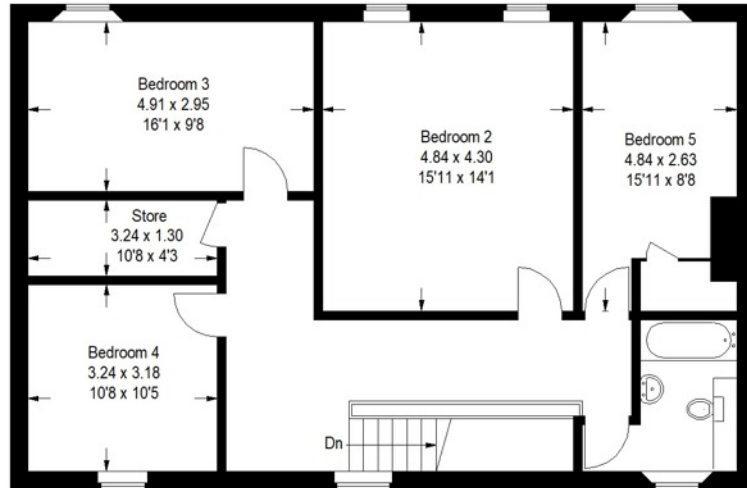
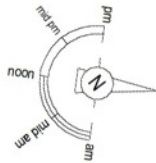
- All carpets, curtain poles, light fittings, American style freezer and both wood burners are included in the sale
- Curtains, blinds and free electric stove, dishwasher, washing machine, tumble drier, the greenhouse (not contents) and the shelving/racking in the lower ground floor workshop are available by separate negotiation
- Garden furniture, planters/troughs/pots and statues are specifically excluded
- The wooden steps to the 'tree house' are not sound so please do not climb.

Money Laundering

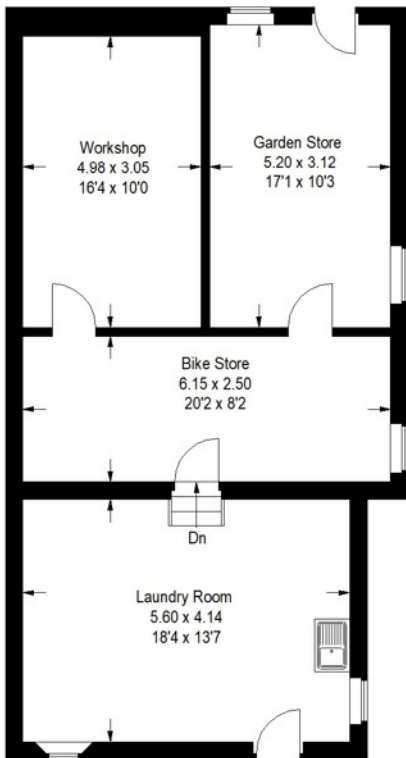
Prospective buyers should be aware that in the event that they make an offer for the property, they will be required to provide the agent with documents in relation to the Money Laundering Regulations; one being photographic ID, i.e. driving licence or passport and the other being a utility bill showing their address. These can be provided in the following ways: by calling into the agent's office with copies or by way of a certified copy provided via their solicitor. In addition prospective buyers will be required to provide information regarding the source of funding as part of the agent's offer procedure.

Tub Hole Barn, Dent, Sedbergh, LA10 5RE

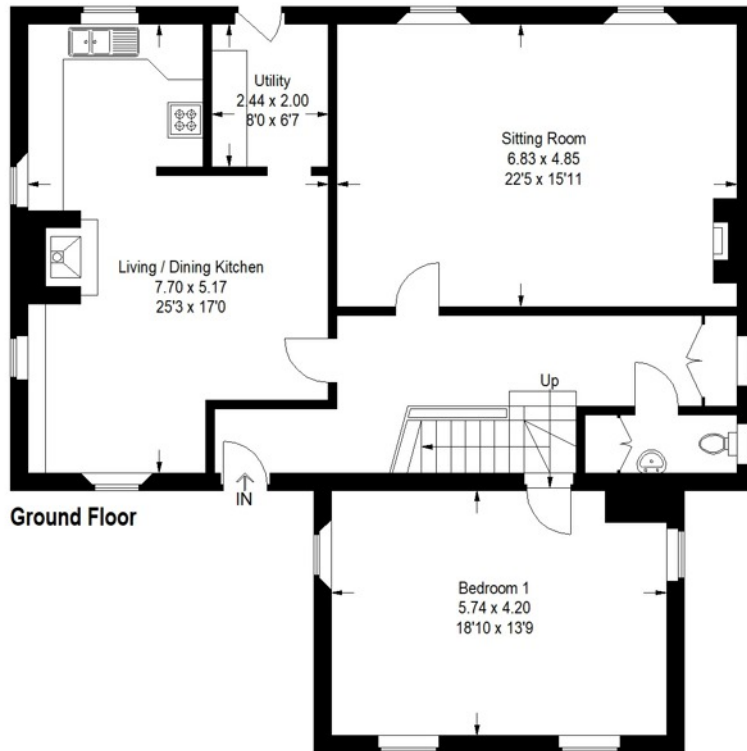
Approximate Gross Internal Area = 287.9 sq m / 3099 sq ft



First Floor



Lower Ground Floor



Ground Floor

Illustration for identification purposes only, measurements are approximate, not to scale. (ID967460)

Address: Tub Hole Barn, Dent, SEDBERGH, LA10 5RE
 RRN: 1637-4025-9200-0327-7226

Energy Rating		CURRENT	POTENTIAL
Most energy efficient - lower running costs			
(92 plus) A			84
(81 - 91) B			
(69 - 80) C			
(55 - 68) D			
(39 - 54) E		45	
(21 - 38) F			
(1 - 20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

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