



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. It offers 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. Nearby market towns provide further services. Dent is also home to Dent Station, offering connections along the Settle-Carlisle line.

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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Ultrafast
Broadband*



Parking Available
in Dent Village

Property Reference: KL3730



Kitchen/Dining Room



Kitchen/Dining Room



Kitchen/Dining Room



Living Room

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

Anti-Money Laundering Regulations (AML)

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Bedroom One



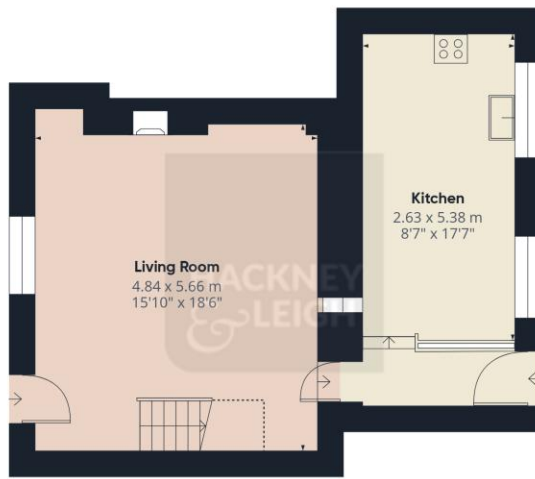
Bedroom Two



Bathroom



Garden



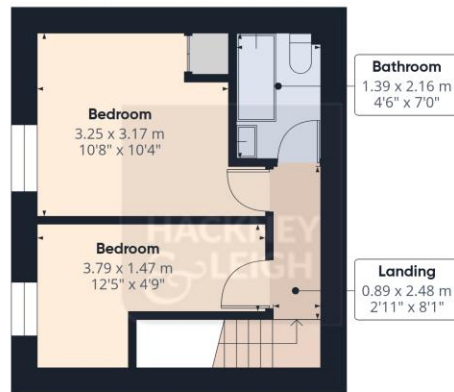
Floor 0

Approximate total area⁽¹⁾

69.1 m²
744 ft²

Reduced headroom

1.7 m²
18 ft²



Floor 1

(1) Excluding balconies and terraces

Reduced headroom
..... Below 1.5 m/5 ft

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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