



Dent

£250,000

3 Ghyll Side, Dent, Sedbergh, LA10 5QD

Welcome to 3 Ghyllside, a delightful three bedroom home perfectly suited to first time buyers, small families, or anyone looking to embrace the charm of countryside living. Situated just a short stroll from the cobbled centre of Dent, this attractive property enjoys a peaceful setting in one of the most characterful villages in the Yorkshire Dales National Park, while still offering practical features such as off street parking and a private rear garden.

The village offers a range of essential amenities, including a local shop, post office, primary school, and village hall. Just a short drive away, the market town of Sedbergh entices visitors with its historic architecture, independent shops, and renowned bookshops.

Quick Overview

- Charming Three-Bedroom Home
- Inviting Living Room with Open Fire
- Private Off-Street Parking
- Enclosed Rear Garden
- Desirable Village Location
- Scenic Walks from the Front Door
- Double Glazing Throughout
- Close to Local Amenities and Schools
- Local Occupancy Restriction Applies
- Ultrafast Broadband Available*



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Ultrafast
Broadband



Off Road
Parking

Property Reference: KL3654



Entrance Hall

As you enter the property, you are welcomed by a bright and practical entrance hall with space for coats and shoes, and the staircase ahead. To the right is the cosy living room, featuring a front aspect window and a charming open fire - the perfect place to relax after a day exploring the Dales. At the rear of the house, the kitchen diner offers a range of wall and base units, a Bosch oven with hob, and space for appliances including a washing machine and fridge freezer. A characterful barn style door opens directly to the garden, and there is plenty of room for a dining table as well as a useful understairs storage cupboard.



Living Room

Upstairs, the landing provides access to the loft and includes both an airing cupboard and an additional storage cupboard over the stairs. There are three bedrooms: the main bedroom has a front aspect and a built in cupboard, the second bedroom is a comfortable double with views over the rear garden and its own cupboard, and the third is a single room with a front facing window. The bathroom is fitted with a modern three piece suite including a bath with shower over, WC, and wash basin.

Outside, the front of the property provides off street parking to the front, while the rear garden features a patio ideal for outdoor dining and a lawned area perfect for children, pets or simply enjoying the fresh country air.



Kitchen/Dining Room

This is a fantastic opportunity to enjoy the beauty, community and calm of life in the Dales - contact us today to arrange your viewing of 3 Ghyllside.

Accommodation with approximate dimensions:

Ground Floor

Living Room 15' 0" x 13' 0" (4.57m x 3.96m)

Kitchen/Dining Room 16' 5" x 8' 9" (5m x 2.67m)

First Floor

Bedroom One 11' 7" x 9' 10" (3.53m x 3m)

Bedroom Two 9' 10" x 9' 4" (3m x 2.84m)

Bedroom Three 7' 0" x 6' 6" (2.13m x 1.98m)



Kitchen/Dining Room



Kitchen/Dining Room



Kitchen/Dining Room



Bedroom One



Bedroom Two



Bedroom Three



Bathroom

Parking

Off road parking to the front of the property and visitor parking.

Tenure

Freehold (Vacant possession upon completion). Local occupancy restriction applies, please contact the office for more information.

Council Tax

Westmorland and Furness Council - Band C

Services

Mains water, drainage and electricity. Electric Heating.

Energy Performance Certificate

The full Energy Performance Certificate is available on our website and also at any of our offices.

What3Words

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Viewings

Strictly by appointment with Hackney & Leigh.

Disclaimer

All permits to view and particulars are issued on the understanding that negotiations are conducted through the agency of Messrs. Hackney & Leigh Ltd. Properties for sale by private treaty are offered subject to contract. No responsibility can be accepted for any loss or expense incurred in viewing or in the event of a property being sold, let, or withdrawn. Please contact us to confirm availability prior to travel. These particulars have been prepared for the guidance of intending buyers. No guarantee of their accuracy is given, nor do they form part of a contract. *Broadband speeds estimated and checked by <https://checker.ofcom.org.uk/en-gb/broadband-coverage> on 23/06/2025.

Anti-Money Laundering Regulations (AML)

Please note that when an offer is accepted on a property, we must follow government legislation and carry out identification checks on all buyers under the Anti-Money Laundering Regulations (AML). We use a specialist third-party company to carry out these checks at a charge of £60.00 (inc. VAT) per individual or £50.00 (incl. vat) per individual, if more than one person is involved in the purchase (provided all individuals pay in one transaction). The charge is non-refundable, and you will be unable to proceed with the purchase of the property until these checks have been completed. In the event the property is being purchased in the name of a company, the charge will be £150 (incl. vat).



Garden



Garden



Garden



Garden Views

Request a Viewing Online or Call 015242 72111

Meet the Team

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Viewings available 7 days a week including evenings with our dedicated viewing team
Call **015242 72111** or request online.



Need help with **conveyancing**? Call us on: **01539 792032**



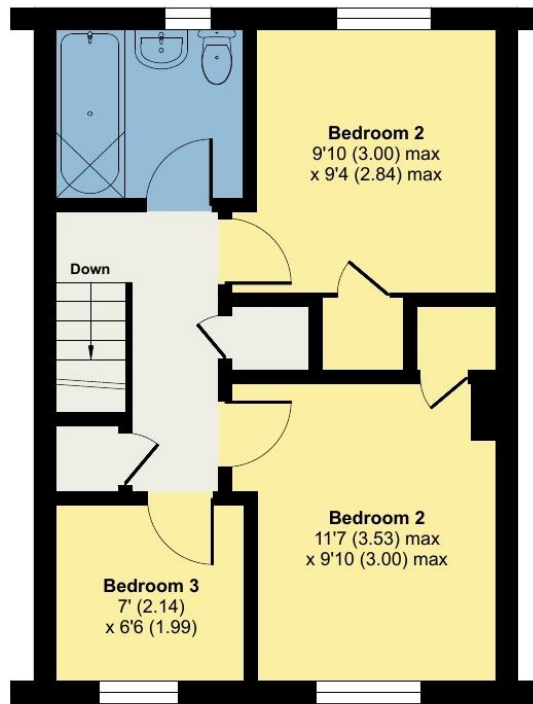
Can we save you money on your **mortgage**? Call us on: **01539 792033**

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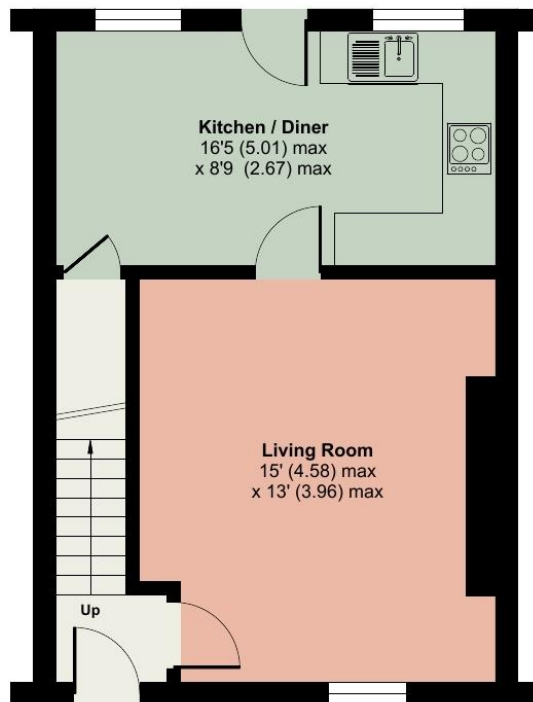
Ghyll Side, Dent, Sedbergh, LA10

Approximate Area = 796 sq ft / 73.9 sq m

For identification only - Not to scale



FIRST FLOOR



GROUND FLOOR



Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2025. Produced for Hackney & Leigh. REF: 1311373

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