



Dent

£575,000

Three Roods, Dent, Sedbergh, LA10 5QX

Set on the roadside, Three Roods offers the quintessential charm of a Yorkshire Dales cottage, complete with convenient parking and generous gardens. This stone-built gem exudes an old-worldly allure that captivates from the moment you arrive.

Quick Overview

Charming Grade II Listed Cottage
 Uninterrupted Countryside Views
 Character Features Throughout
 Cosy, Traditional Feel
 Adjoining Barns & Garage
 Delightful Country Garden
 Ideal for Families, Retirees or those seeking a
 Countryside Retreat
 Peaceful, Rural Setting within the Yorkshire Dales
 National Park
 Close to Local Amenities within the Village of
 Dent



2



1



2



E



Ultrafast
Broadband*



Off Road
Parking

Property Reference: KL3578



Dining Room



Living Room



Kitchen



Kitchen

Step inside to the welcoming entrance hall, ideal as a dining room, offering a cosy haven perfect for sharing meals with family and friends. Adjoining the dining room is a practical cloakroom equipped with a wash basin and W.C. The heart of the home, the living room, invites you in with its original fireplace and open fire, promising warmth and comfort. The ground floor benefits from underfloor oil-fired central heating, ensuring a snug atmosphere regardless of the weather.

The modern kitchen features wall and base units, complementary granite worktops and a tiled splashback, with an integrated fridge, oven, induction hob, and extractor fan. There is also a ceramic sink positioned beneath a rear aspect window, offering delightful views. The stable door to the rear allows you to savour the open countryside, providing a seamless indoor-outdoor flow to the garden.

Follow the stairs to the first floor where the landing offers a second sitting area with access to the bedroom accommodation. The two double bedrooms on this floor are rich in character, featuring original fireplaces and beams, whilst bedroom one enjoys a wardrobe for added convenience. The family bathroom is a luxurious four piece suite, offering a freestanding roll-top bath with wonderful views over the Dales, a pedestal sink, corner shower and W.C., all complemented by tiled flooring and a heated towel radiator.

Outside, the picturesque garden completes this idyllic picture with a paved patio perfect for al fresco dining and a generous lawn extending to the rear, offering an ideal space for children and pets to play, all while enjoying uninterrupted views of the fells beyond.

Externally, there is a boot room to the front housing the boiler, as well as a stables building with traditional cobbles and listed stable stores which is equipped with plumbing for a washing machine and drier, light and power making it a convenient utility space. Adjacent to this is a two-storey barn, perfect for storage. Also with light and power and access from both the front and rear on the ground floor, this space offers significant potential (subject to planning consents).

At the rear, you'll find a garage equipped with light and power, perfect for extra storage with an adjoining lean-to, offering additional space for parking, machinery, gardening tools or use as a woodstore.



Living Room



Kitchen



Landing



Bedroom One



Bedroom Two



Bathroom

Accommodation with approximate dimensions:

Dining Room 10' 8" x 7' 8" (3.25m x 2.34m)

Living Room 14' 5" x 13' 3" (4.39m x 4.04m)

Kitchen 10' 10" x 7' 8" (3.3m x 2.34m)

First Floor

Bedroom One 14' 4" x 12' 9" (4.37m x 3.89m)

Bedroom Two 14' 4" x 12' 2" (4.37m x 3.71m)

Property Information

Parking

A driveway to the front provides off road parking, along with two stores and a garage to the rear offering further parking and storage.

Tenure

Freehold. Vacant possession upon completion.

Council Tax

Westmorland and Furness Council. Band D.

Services

Mains electricity. Oil fired central heating. Private water supply. Private septic tank drainage. Please note that due to updated regulations for septic tanks and private drainage facilities, interested parties may wish to seek independent advice on the installation. We can recommend several local firms who may be able to assist.

Energy Performance Certificate

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

What3Words ///catapult.lavender.mule

Viewings

Strictly by appointment with Hackney & Leigh.



Bedroom One



Bathroom



Garden



Garden



Garden

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 £42.67 (inc. VAT) per individual or £36.19 (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 £120 (incl. vat).

Meet the Team

Richard Harkness M.R.I.C.S

Sales Manager

Tel: 015242 72111
Mobile: 07971 911357
richardharkness@hackney-leigh.co.uk



Claire Tooke

Sales Team

Tel: 015242 72111
kirkbysales@hackney-leigh.co.uk



Matilda Stuttard

Sales Team

Tel: 015242 72111
kirkbysales@hackney-leigh.co.uk



Naomi Price

Viewing Team

Tel: 015242 72111
kirkbysales@hackney-leigh.co.uk



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



[Book Online Now](#)



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



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

Hackney & Leigh Ltd 3 Market Square, Kirkby Lonsdale, Lancashire, LA6 2AN | Email: kirkbysales@hackney-

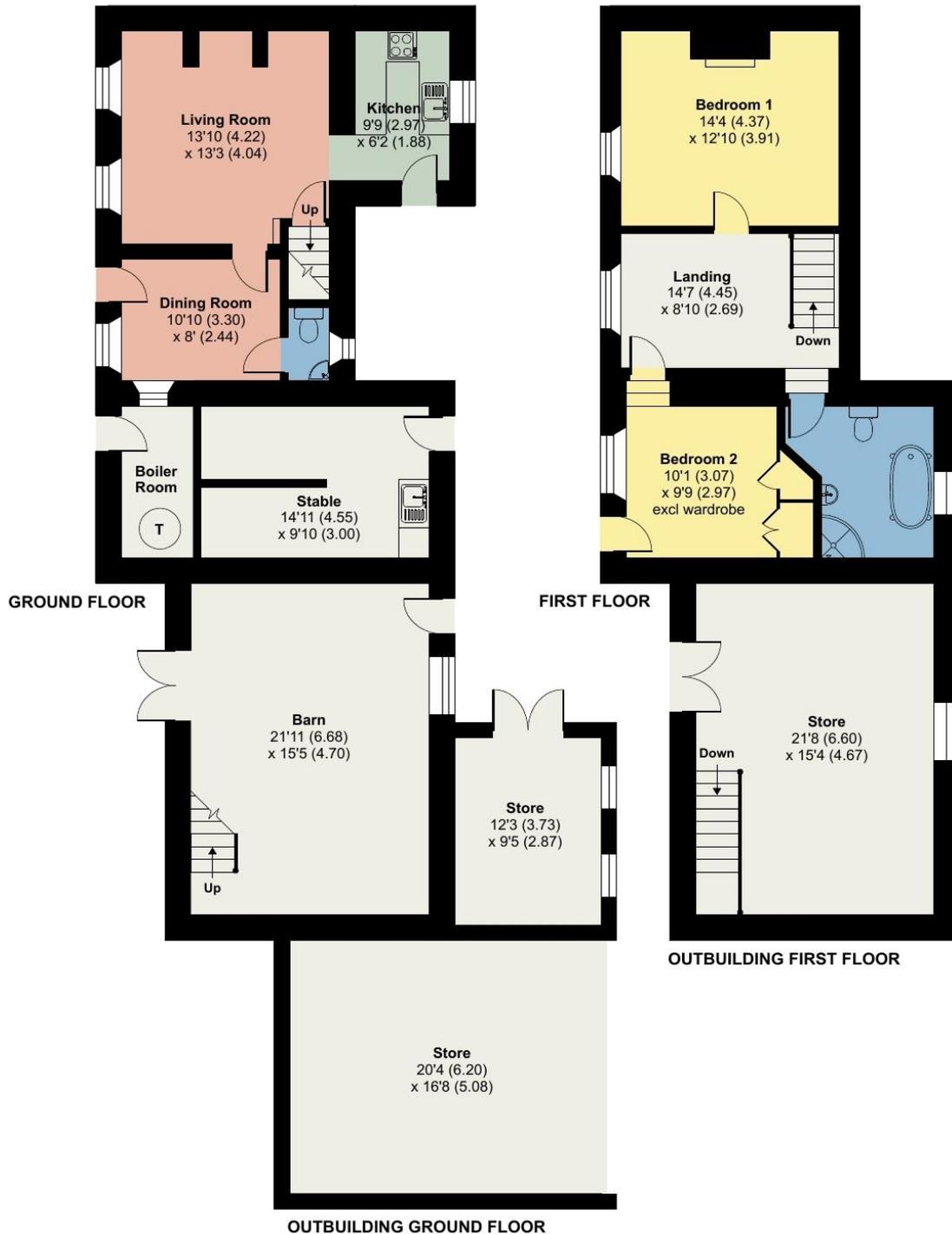
Three Roods, Dent, Sedbergh, LA10

Approximate Area = 937 sq ft / 87 sq m (excludes store)

Outbuilding = 1039 sq ft / 96.5 sq m

Total = 1976 sq ft / 183.5 sq m

For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © n̄checom 2023. Produced for Hackney & Leigh. REF: 1002808

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 26/02/2025.

Request a Viewing Online or Call 015242 72111