



Dent

£285,000

The Old Wool Shop
Main Street
Dent
Sedbergh
LA10 5QL

A charming Grade II listed, traditional stone built cottage that is particularly appealing with its large windows and painted front elevation directly off the old cobbled street that offers welcoming accommodation with an open plan living/dining/kitchen to the ground floor and a second sitting room to the first floor which could be converted to create a third bedroom. This late 17th/early 18th century historic property enjoys, to the rear, a low maintenance mature garden of an exceptionally generous size and seclusion for any property in the centre of this vibrant and historic village community.

Property Ref: KL3232

2

1

1

F



Kitchen/Dining Room/Sitting Room



Living Room/Study



Sitting Room/Optional 3rd Bedroom

Location Approaching Dent from the west, park in the car park on the left and then walk along the cobbles on Main Street, bearing right in the front of the George and Dragon with the property a short distance on the right hand side.

Accommodation (With approximate dimensions)

Living Room/Study 14' 6" x 15' 3" (4.42m x 4.65m) Enter via part glazed timber framed door (recently replaced to tailored replacement) into living room. This room had previously been used as the shop and display room. With sash style window to the front aspect and mullion window with deep set stone window sill and secondary glazing to the rear aspect. Two ceiling light points and useful under stairs storage. WiFi connection. Telephone point. Steps down to:

Cellar/Storage Room 15' 5" x 10' 11" (4.7m x 3.33m) Used for storage area.

Cloak Room/W.C. 4' 3" x 15' 3" (1.3m x 4.65m) Wall hung hand wash basin with tiled splash back and low level W.C. Plumbing for washing machine.

Kitchen/Dining Room/Sitting Room 20' 1" x 15' 5" (6.12m x 4.7m) Two sash style windows to the front aspect and two deep set windows to the rear aspect. Currently used as a kitchen/dining room/sitting room. Fitted with a full range of handmade wall and base units to the rear corner and complementary tiled work surface and splash backs. One and half bowl sink unit and drainer with mixer tap, integrated electric oven and electric hob. Fire place housing multi fuel burner on stone hearth. Step up to stable door leading to rear garden and stairs leading to first floor. TV and telephone points.

First Floor Landing 17' 4" x 5' 9" (5.28m x 1.75m) Stone curved mullion window to the rear aspect and wall light.

Sitting Room / optional 3rd Bedroom 12' 0" x 16' 1" (3.66m x 4.9m)



Master Bedroom

Currently used as an additional sitting room but could be converted to a further bedroom. Deep set sash style window to the front aspect and sash style window to the rear aspect both with secondary glazing. Open fire place with stone hearth and wooden mantle. TV point.

Bedroom Two 13' 10" x 9' 3" (4.22m x 2.82m) Double bedroom with deep set sash style window with window seat to the front aspect and secondary glazing, exposed roof trusses and loft void access.

Bedroom One 13' 5" x 9' 1" (4.09m x 2.77m) Double Master bedroom with two deep set sash style windows to the front aspect and secondary glazing, exposed roof trusses, curtained wardrobe hanging space and wall heater. Telephone point and electric wall heater.

Bathroom 9' 9" x 5' 11" (2.97m x 1.8m) Three-piece suite comprising of; panel bath and part tiled wall, wall hung hand wash basin and low level W.C. Deep set mullion window with secondary glazing to rear aspect. Ceiling combined heater and light point.

Outside Stone steps up to private and exceptionally generous sized garden for this central village location, using low maintenance gravel area with well established shrubs and raised borders. Stone out house with light and power. Log store.

Services Mains electricity, water and drainage.

Council Tax Band D - South Lakeland District Council

Tenure Freehold. Vacant possession upon completion.

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



Bedroom Two



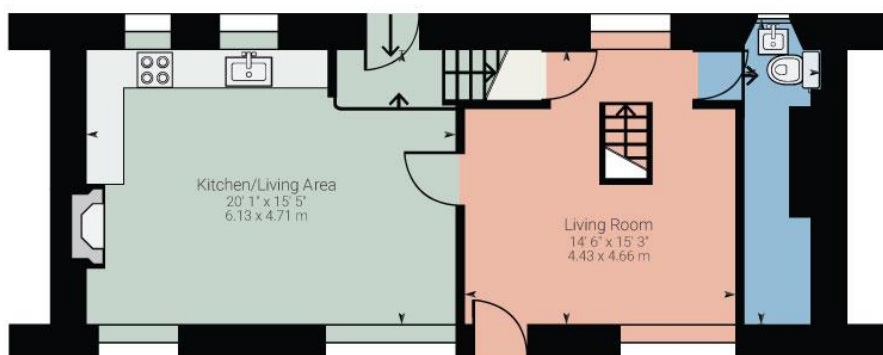
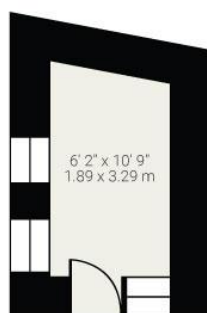
Rear Garden



Basement



1st Floor



Ground Floor

Approximate net internal area: 1344.92 ft² / 124.95 m²

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purpose only and should be used as such by any prospective tenant or purchaser.

Powered by Giraffe360

A thought from the owners... a much loved home for the past 33 years at the heart of a strong and vibrant community in the historic village of Dent, where this house was the famous shop providing the wool for centuries for the famous 'Knitters of Dent'.

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.