



Dent

£265,000

Croft Cottage
Main Street
Dent
Sedbergh
LA10 5QL

A most appealing traditional stone built double fronted cottage in the centre of this historic village with the current three bedroom accommodation recently refurbished by the current owners with the property having a generous through living room and a farmhouse style kitchen. Croft Cottage is a successful holiday let with Dent being a popular centre for walkers.

Property Ref: KL3327

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Living Room



Kitchen/Diner



Kitchen/Diner

Directions From Kirkby Lonsdale take the A683 to Sedbergh turning right onto Barbon. From the centre of the village pass the church and go over Barbon fell dropping down into Gawthrop. Turn right over the bridge and at the junction turn right. Proceed into Dent, parking in the car park just before the cobbles, on the left. Walk into Dent with Croft Cottage approximately 50 yards on the right.

Accommodation (with approximate dimensions)

Entrance Hall Enter via part glazed door, with ceiling light point.

Cloakroom Wash hand basin and W.C. Double glazed window to front and space to hang coats.

Living Room 17' 7" x 11' 0" (5.36m x 3.35m) A spacious room with dual aspect double glazed windows. Multifuel stove sat on a stone hearth with feature wooden mantle piece.

Kitchen/Diner 15' 10" x 9' 9" (4.83m x 2.97m) Glazed double doors lead to the kitchen/diner, having plenty of space for a dining table, perfect for families. With base shaker style units and complementary worksurfaces and tiled splashback. Integrated washing machine, a Lamona slimline dishwasher and a Lamona oven with four ring gas hob and extractor hood over. Stairs leading to first floor and door leading to the rear.

First Floor

Landing Double glazed window to rear. Ceiling light point and feature beams.



Bedroom One

Bathroom Three piece suite comprising a panelled bath with shower head over, pedestal sink unit and low level W.C. Tiled walls to complement, ceiling down light and towel rail.

Bedroom One 11' 8" x 11' 4" (3.56m x 3.45m) With window to the front aspect with enjoying views of the countryside. Ceiling light point and radiator.

Bedroom Two 11' 6" x 9' 11" (3.51m x 3.02m) With window to the front aspect with enjoying views of the countryside. Ceiling light point and radiator.

Bedroom Three 8' 6" x 6' 9" (2.59m x 2.06m) With window to the rear aspect with enjoying views of the countryside. Ceiling light point, radiator and feature beams. Useful storage cupboard.

Outside To the rear of the cottage is a small walled courtyard area. The property has rights of way across the garden area to the rear with access to drying green and store.

Services Mains water and drainage. A very efficient air fuel heat pump for central heating.

Council Tax Band C - South Lakeland District Council

Tenure Freehold. Vacant possession upon completion.

Viewings Strictly by appointment with Hackney & Leigh Kirkby Office.

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



Bedroom Two

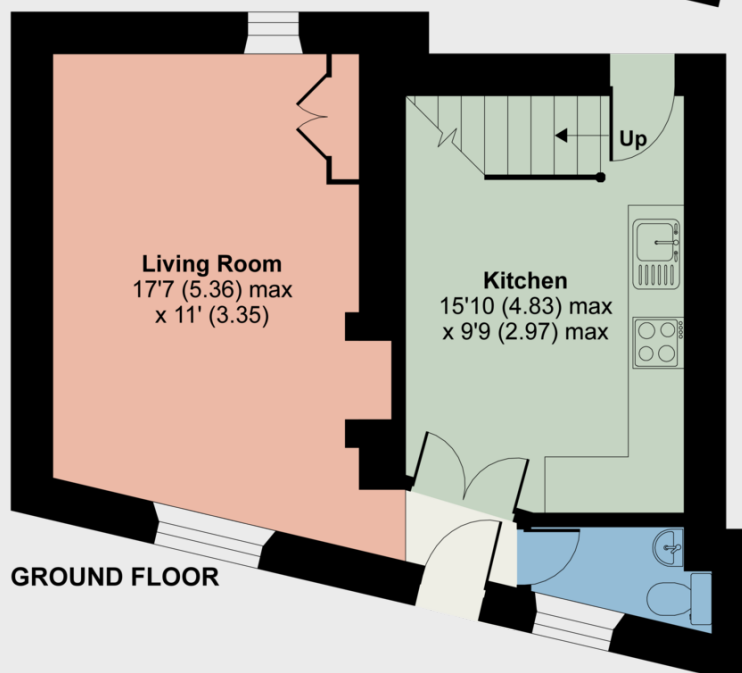
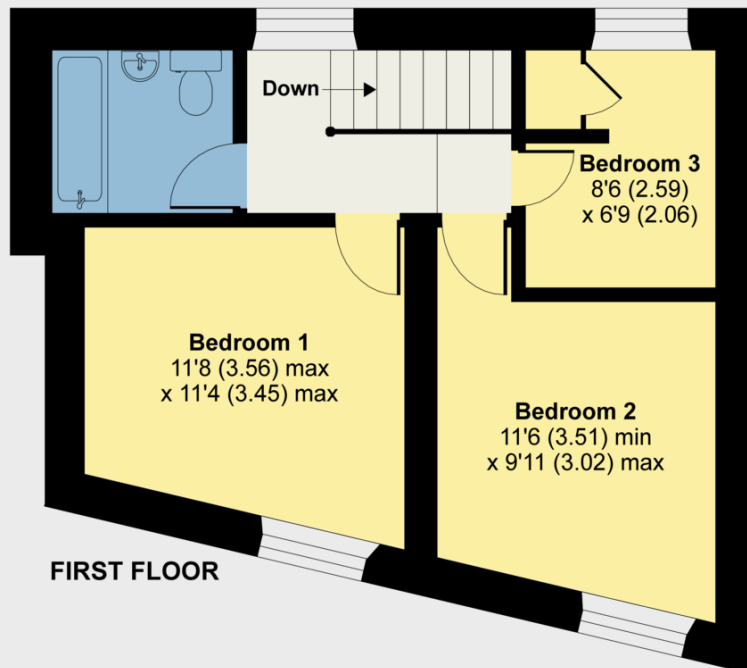


Family Bathroom

Main Street, Dent, Sedbergh, LA10

Approximate Area = 796 sq ft / 73.9 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). © n/checom 2022. Produced for Hackney & Leigh. REF: 850285

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