

40
YEARS
1982 - 2022

HACKNEY
& LEIGH



Dent

£425,000

Sepia Barn, Main Street, Dent, Sedbergh, LA10 5QL

Sepia Barn is a luxurious Grade II listed barn conversion which was originally built in the 1650s and boasts a wealth of old world charm and located within the Yorkshire Dales National Park.

The spacious, well proportioned rooms comprise of; open plan kitchen/living/dining room and three double bedrooms, with an enclosed garden and 1.5 acres of land that enjoys stunning far reaching views across the fells. The finish, architecture, décor and proportions are simply outstanding.

Sepia Barn has local occupancy restrictions applicable for residential occupation or can be used as a successful holiday let which is the property's current use. To be sold with all fixtures, fittings, furniture, artwork and ongoing letting diary. Turnover, running costs and profits spreadsheet available on request.

Quick Overview

Beautiful three bedroom barn conversion
Mature grounds extending to approximately 1.5
acres

Excellent location in the picturesque village of
Dent

Stunning panoramic rural views over woodland to
the majestic range of fells

Large open plan kitchen/living/dining room

Currently a successful holiday let

Underfloor heating throughout

Local occupancy restriction apply

No chain



3



2



1



TBC



Superfast
B4RN



Off Road Parking

Property Reference: KL3374



Kitchen/Living/Dining Room



Kitchen/Living/Dining Room



Kitchen/Living/Dining Room



Kitchen/Living/Dining Room

Property Overview Sepia Barn is a luxurious Grade II listed barn conversion which was originally built in the 1650s, showcasing beautiful views across Dentdale and beyond to Wherside, the highest of the Three Peaks. Situated on the main street in the lovely village of Dent with 1.5 acres of its own private land, this characterful three-bedroom property built with traditional Yorkshire stone offers a wonderful retreat within the picturesque Yorkshire Dales National Park. It is cosy and warm with underfloor heating throughout, traditional flagstone flooring on the ground floor and solid wood floors upstairs in the bedrooms. A steel mesh staircase and landing adds a contemporary twist to the traditional finishes, while wood fibre insulations, lime plaster and vegan paint allow the solid stone walls to breathe, as buildings of this age were designed to do.

The open plan living/dining/kitchen area on the ground floor is spacious and stylishly furnished. Discover a well-equipped kitchen with a host of integrated appliances including; fridge, freezer, microwave, dishwasher, oven with four ring induction hob and extractor over. Fitted with a range of wall and base units with a centre island with complementary Quartz worksurfaces. Relax in the living area which is comfortably furnished with a four-seater L-shaped sofa and two armchairs to sit back, unwind and enjoy the views. Within the same space is a dining area with a table having suitable for up to 6 guests.

Upstairs are three well presented bedrooms, the first is a good double room with pretty views to the rear aspect. Having fitted wardrobes and a secret door leading to the ensuite shower room. The ensuite comprises; a walk in shower with rainfall shower head, vanity sink unit and W.C with complimentary tiling. Bedrooms two and three have a fantastic feature exposed stone wall and wooden beams. Finishing off the upstairs in style is the ultra sleek and modern three piece shower room, comprising of walk in shower, vanity wash basin and low level W.C. with complementary tiled surrounds and flooring.



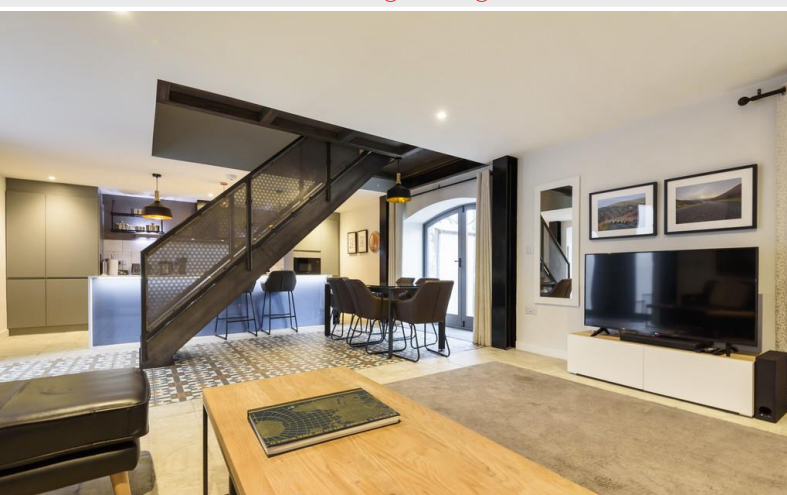
Countryside Views



Land



Kitchen/Living/Dining Room



Kitchen/Living/Dining Room



Kitchen/Living/Dining Room



Bedroom Three

Outside The terrace at the back of the property is fully enclosed, having an outdoor dining table and chairs and features direct views to Rise Hill. The immediate field adjoining the terrace is approximately 1.5 acres and is suited for agriculture; equestrian, sporting or other amenities.

Location 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, Sepia Barn is on the left just before the cobbled street.

Dent has a thriving community and boasts a well renowned primary school, village store, church, Dent railway station, cafes and public houses. The location is just 5 miles from the many amenities available in Sedbergh, junction 37 of the M6 is within easy reach and the market town of Kirkby Lonsdale is 10 miles away.

What3words ///strongly.proudest.approach

Accommodation (with approximate dimensions)

Ground Floor

Kitchen/Living/Dining Room 29' 5" x 17' 0"
(8.97m x 5.18m)

First Floor

Bedroom One 11' 1" x 9' 6" (3.38m x 2.9m)

Bedroom Two 12' 6" x 8' 4" (3.81m x 2.54m)

Bedroom Three 12' 6" x 8' 7" (3.81m x 2.62m)

Property Information

Services Mains water, drainage and electricity. B4RN Broadband.

Council Tax South Lakeland District Council - Band D

Tenure Freehold. Vacant possession upon completion.



Bedroom One



Bedroom Two



Bedrom One



Rear Aspect



Ordnance Survey 01075793

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.

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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.



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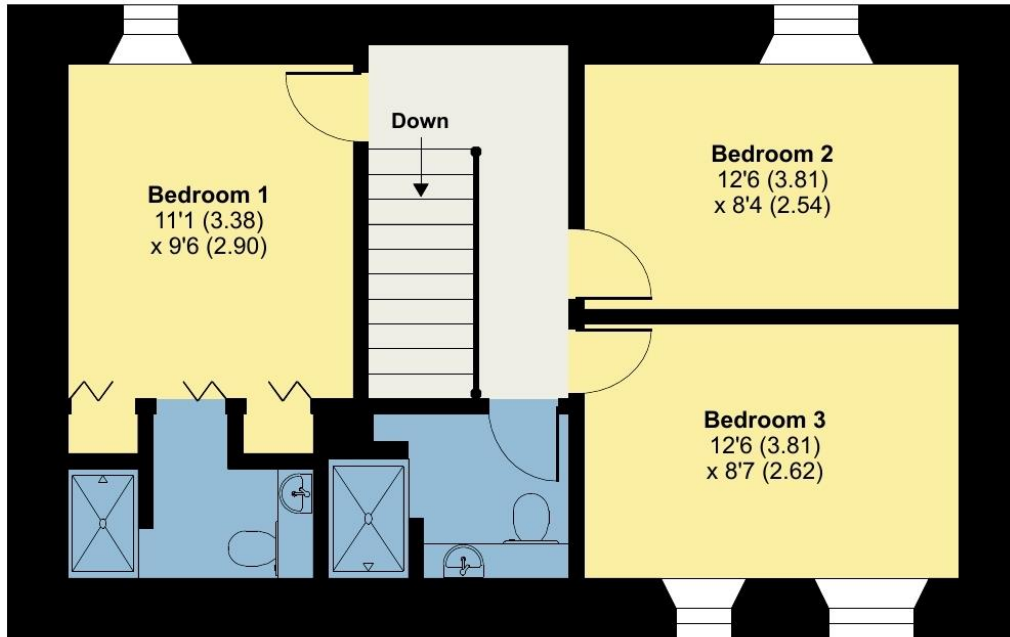
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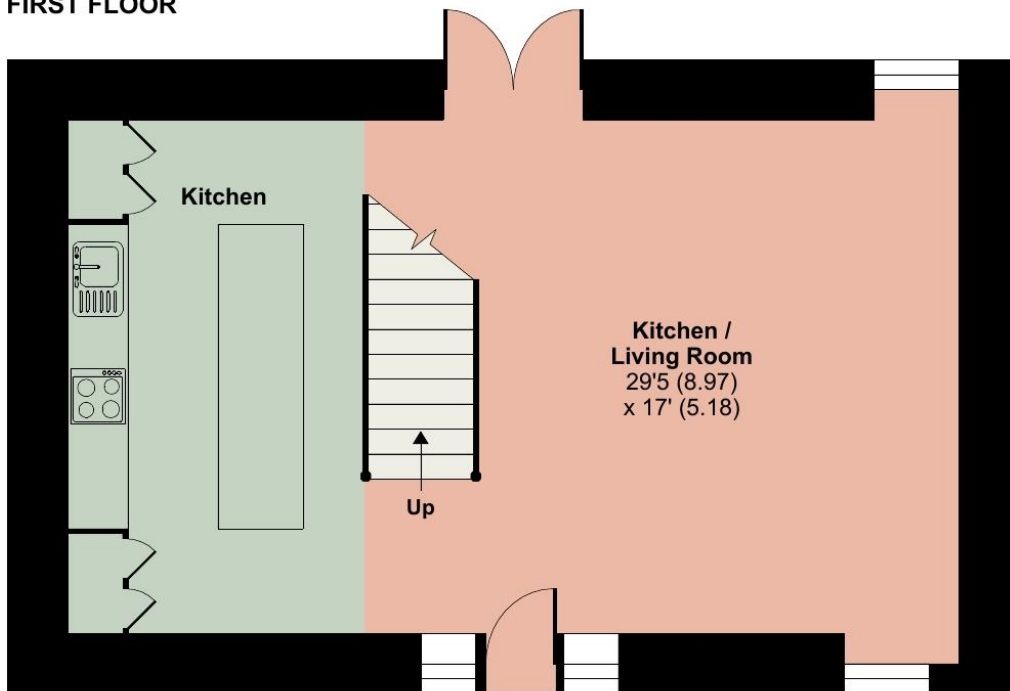
Sepia Barn, Main Street, Dent, Sedbergh, LA10

Approximate Area = 1030 sq ft / 95.6 sq m

For identification only - Not to scale



FIRST FLOOR



GROUND FLOOR



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © n̄checon 2022. Produced for Hackney & Leigh. REF: 926427

A thought from the owners...“The barn had been derelict for at least 15 years before we acquired it. We then worked closely with the planners at Yorkshire Dales to ensure this heritage asset was brought into the 21st Century, whilst respecting the charming historical roots the barn and the village still hold”

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