

## Cowgill

**£495,000**

River View , Cowgill, Sedbergh, LA10 5RF

Looking for a lifestyle change and getting away from the hustle and bustle? River View will be for you! Once a former Quaker meeting house and now offering generous accommodation and is pleasantly elevated overlooking the Dales valley and Settle to Carlisle railway. The accommodation includes living room, dining room, kitchen, utility, bedroom and bathroom to the ground floor and two bedrooms and two bathrooms to the first floor. Outside there is a beautiful garden as well as parking and a large useful garage and workshop.

### Quick Overview

Three Bedroom Detached Cottage  
A Beautiful Period Cottage with Charm & Character  
Two Reception Rooms & Three Bathrooms  
Spectacular Views to Open Countryside  
Garage & Workshop  
Off Road Parking  
Desirable Rural Setting  
B4RN Hyper-fast Speed Broadband



3



4



2



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B4RN  
Available



Off Road  
Parking & Garage

Property Reference: KL3347



Kitchen



Dining Room



Living Room



Conservatory

## Property Overview

Close your eyes and imagine some of the most picturesque landscapes in the country and Dentdale will arguably be right up there so what could be better than living amongst it. Loved and enjoyed by the present owners since 1992, a quintessential country cottage with period features at every turn - from the old pine doors, stone deep window sills, through to the ceiling beams throughout.

Access into the property takes you into a spacious hall, to the left is formal dining room, currently used as a second sitting room this room had a multitude of uses. Beyond that a double bedroom with a window to the rear aspect. Next door is a family bathroom with a three piece suite and having complimentary tiling.

Across the hall is the splendid living room which enjoys a log burning stove for those colder nights. A glazed door takes you to the farmhouse style kitchen. The kitchen has an array of oak wall and base units with complimentary worktops and space for all appliances one may need. The kitchen leads to splendid conservatory which is pleasant to sit and enjoy to rolling countryside views and has a door leading to the garden.

To the first floor there are a further two bedrooms and two bathrooms. Bedroom one is a good size double with an ensuite, comprising of a three piece shower suite. The second bedroom has a separate dressing area. This double bedroom enjoys panoramic views across the river and countryside beyond.

This is an opportunity to enjoy this very special environment and country side of upper Dentdale. A lovely cottage that will impress all that view.

## Outside

The present owners are keen gardeners and have created a charming cottage garden with spring bulbs, flowering shrubs and planted borders. There is a stone seating terrace, lawn and two useful stone outhouses and a conveniently placed fuel store.

## Garage

A superb spacious building, having lights and multiple power points. Creating a space useful for those with a small business or perhaps a motoring interest. There is a second garage which is a perfect hobby room/workshop.

## Parking



Kitchen



Living Room



Bedroom Three



Bedroom One



Bedroom Two/Office



Bathroom

Off Road Parking for several cars.

### Location

The Hamlet of Cowgill is located within the Yorkshire Dales National Park. The nearby market town of Sedbergh, just 9 miles, offers a wide range of shops, pubs, medical and sporting facilities. There are excellent primary and secondary schools. The house has excellent links by rail on the Famous Settle - Carlisle line from the nearby Dent station, with communications to major conurbations such as Leeds approximately 90 minutes (with connections for the South and London) and Carlisle approximately 90 minutes (with connections for Newcastle and Scotland).

Coming in to Dent pass the school on the right and fork left in front of the George & Dragon. Proceed up the valley and come into Cowgill, continue past the Church, before you go over the bridge River View is situated on your left.

[What3Words](https://what3words.com/electric.most.uncle) //electric.most.uncle

### Accommodation (with approximate dimensions)

#### Ground Floor

Dining Room 17' 8" x 10' 2" (5.38m x 3.1m)

Bedroom Three 11' 11" x 10' 8" (3.63m x 3.25m)

Living Room 18' 2" x 11' 6" (5.54m x 3.51m)

Kitchen 13' 1" x 13' 0" (3.99m x 3.96m)

Conservatory 13' 4" x 6' 6" (4.06m x 1.98m)

#### First Floor

Bedroom One 18' 4" x 9' 11" (5.59m x 3.02m)

Bedroom Two 14' x 9' 6" (4.27m x 2.9m)

### Property Information

#### Services

Mains water, drainage and electricity. Oil Fired central heating. B4RN Hyper-fast Speed Broadband. The added benefit of exceptional phone signal.

#### Council Tax

South Lakeland District Council - Band E

#### 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.





Request a Viewing Online or Call 015242 72111

## Meet the Team

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# River View, Cowgill, Sedbergh, LA10



Approximate Area = 1797 sq ft / 167 sq m (excludes wc)

Limited Use Area(s) = 40 sq ft / 3.7 sq m

Garage = 472 sq ft / 43.8 sq m

Workshop = 149 sq ft / 13.8 sq m

Total = 2458 sq ft / 228.3 sq m

For identification only - Not to scale



Certified  
Property  
Measurer

Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). ©nchecom 2022.  
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