



Dent

£575,000

Three Roods, Dent, Sedbergh, LA10 5QX

This charming, traditional cottage is a true gem, situated not far from the picturesque village of Dent. Surrounded by rolling hills and endless countryside, Three Roods provides the perfect home for those looking for a quiet retreat, or an ideal second home to lock up and leave.

Enjoying two good sized bedrooms, family bathroom, cosy living room and separate dining room, well-fitted and fully modernised kitchen and large rear garden. This property is ready for a new purchaser to call home, and has plenty on offer for those looking for country style living.

Quick Overview

Charming Grade II Listed Cottage
Two Bedrooms & One Bathroom
Character Features Throughout
Cosy, Contemporary Feel
Large, Enclosed Garden
Great as a Family or Second Home
Ideal Lock Up and Leave
Serene, Rural Location
Close to Local Amenities within the Village of
Dent
Ultrafast 1000 Mbps Broadband Available



2



1



2



E



Ultrafast
Broadband*



Off Road
Parking

Property Reference: KL3424



Dining Room



Living Room



Kitchen



Kitchen

Property Overview

Three Roods sits by the roadside, providing easy access for two vehicles. Its old worldly charm is immediately evident, built of stone with roses climbing round the original door, it typifies a true Yorkshire Dales cottage.

On entering the cottage, you step into the dining room; a cosy retreat to enjoy meals with family and friends. Heading off the dining room is a cloakroom with handy wash basin and toilet. You will then step into the heart of the home, the living room which boasts an original fireplace with open fire. The whole of the downstairs is served by underfloor oil fired central heating, so cosy and warm whatever the weather.

The galley kitchen is newly modernised with complementary granite worktops with upstand and tiled splash back, wall and base units, integrated oven with induction hob and extractor over and ceramic sink with window above. It has a stable door which enables the open views to be fully appreciated whilst preparing meals.

Follow the stairs to the first floor landing which offers a second sitting room, with the potential to create another bedroom but is presently used as a relaxing area with separate television. The two double bedrooms are located to the first floor, both oozing with charming features boasting original fireplaces and Oakwood beams. Both bedrooms are doubles with space for additional furniture, with bedroom one enjoying the added benefit of a fitted wardrobe. The attractive family bathroom is also located to the first floor, a four-piece suite comprising a freestanding roll top bath, pedestal sink, corner shower and W.C, enjoying complementary tiled flooring and heated towel radiator.

Completing the picture is the picturesque garden, enjoying a paved patio area for outdoor seating, ideal for al fresco dining in the summer and a laid lawn stretching to the rear where children and pets can play with uninterrupted views to the fells beyond.

Location

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 Sedburgh, junction 37 of the M6 is within easy reach and the market town of Kirkby Lonsdale is 10 miles away.

The property itself is full of history being built in the 17th Century. For many years it was the tailors shop for the village incorporating living accommodation. It is quirky and



Feature Fireplace



Garden/Patio



Bedroom One



Bedroom Two



Bedroom Two



Landing

unique but combines modern day comforts and living with old world charm; viewings are essential to appreciate this true gem!

What3words: [///update.dockers.shuttling](https://www.what3words.com/#!/update/dockers.shuttling)

Accommodation (with approximate dimensions)

Ground Floor

Living Room 13' 10" x 13' 3" (4.22m x 4.04m)

Dining Room 10' 10" x 8' 0" (3.3m x 2.44m)

Kitchen 9' 9" x 6' 2" (2.97m x 1.88m)

First Floor

Bedroom One 14' 4" x 12' 10" (4.37m x 3.91m)

Bedroom Two 10' 1" x 9' 9" (3.07m x 2.97m)

Outside

Outside is an old stables building, interlinking the property with traditional cobbles, listed stable stores and plumbing for a washing machine/drier and light and power, making for a handy utility area with room for a fridge/freezer and other appliances.

To the left of this is an adjoining barn, a two-storey building perfect for storage with light and power and access from the front and rear from the ground floor, providing ample potential (subject to planning consents), with the benefit of parking for two at the front.

A garage to the rear with light and power provides additional storage, and a lean-to located beside with space for additional parking, machinery or use as an ideal woodstore. This is an ideal secure area for the storage of bikes and gardening equipment.

Gardens & Grounds

A pretty gravelled front garden wraps around to the rear, with a paved patio area for outdoor dining (outdoor furniture subject to separate negotiations) and steps leading to the expanse of lawn stretching beyond, the ideal spot to enjoy summer evenings with family and friends where children and pets can play.

Services

Mains electricity. Water is derived from a private supply channel by two other properties. There is a private septic tank.

Council Tax

Westmorland and Furness Council. Band TBC.

Tenure

Freehold. Vacant possession upon completion.



Bathroom



Bathroom



Views



Garden

Meet the Team

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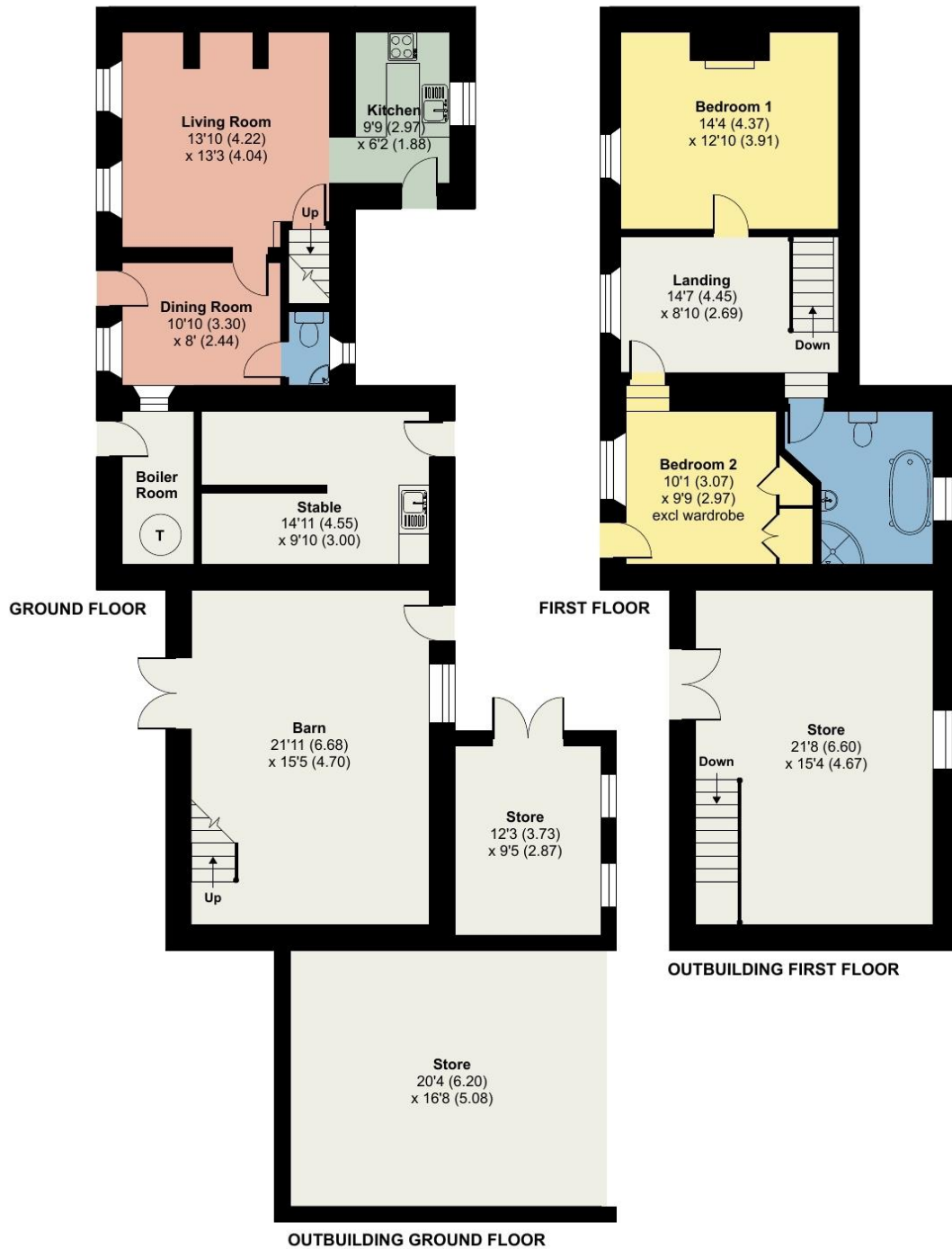
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Approximate Area = 937 sq ft / 87 sq m (excludes store)

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). © nichecom 2023. Produced for Hackney & Leigh. REF: 1002808

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