



# Gawthrop

£285,000

Brookside , Gawthrop, Dent, LA10 5TA

Brookside offers the quintessential character of a traditional cottage, with the idyllic countryside feel, set on the outskirts of thriving community of Dent Village, now ready for a new purchaser to make their own. With close access to local pubs and walks, this home provides the perfect place for those looking to live in the countryside with the benefit of a welcoming community on the doorstep.

Offering flexible living spaces to the ground floor with generous living room and kitchen, bathroom with separate shower room and ample storage space. To the first floor are three good sized bedrooms, with traditional features from lintels and beams to latch doors and exposed stone walls throughout. So, if you're looking for character and charm with a view to making somewhere your own, Brookside may just be the one for you!

## Quick Overview

- Character Grade II Listed Cottage
- Three Bedrooms & One Bathroom
- Spacious Living Areas
- Attractive Kitchen/Diner
- Traditional Features Throughout
- Peaceful, Rural Location
- Wonderful Views to the Rear
- Thriving Community Village
- Parking for One

Ultrafast 1000 Mbps Broadband Available



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Ultrafast  
Broadband\*



Off Road  
Parking

Property Reference: KL3429



Kitchen



Kitchen



Living Room



Views

### Property Overview

On approach to the property, it is clear to see the quintessential nature of the home, set within a cluster of properties on the outskirts of the pretty village of Dent. Follow the steps down into the open porch, through the wooden door into the generous living room. With low ceilings and oozing with traditional wooden beams and lintels, this room enjoys dual aspect windows to the front and side with cosy wood burner stove and hearth. A cosy, welcoming space with access into the kitchen, bathroom, a handy cloakroom with shelving for storage and stairs to the first floor.

Step into the kitchen, a well-fitted space with wall and base units, complementary worktops and tiled splashback with one and a half stainless steel sink with drainer. Integrated appliances include a Beko oven and four ring electric hob, along with space for a dishwasher/washing machine and fridge/freezer. The kitchen also provides access to a handy adjoining storage room, the perfect place for transforming into a utility (subject to consents) with room for a washing machine/drier and storing other essentials. To the right of the kitchen is a rear porch area with hooks for hanging coats and storing shoes, and a door leading to the rear patio.

Back into the living room, steps lead to an inner hall for access to the bathroom; a three piece suite which comprises a bath, pedestal sink and W.C. with complementary tiled walls and separate shower room opposite.

Follow the stairs to the first floor, a split level landing where you will find the three double bedrooms. To the left, steps lead to bedroom one, a double room with ample space for additional furniture with the added benefit of a built in wardrobe and a pretty front aspect window. Bedroom three is also on this landing, a small double with traditional beam and rear aspect window enjoying the views beyond with access to the loft. On the opposite side of the landing, steps lead to bedroom two, a light and bright room with front aspect window enjoying space for a double bed and additional furniture.

### Location

Gawthrop is a pretty hamlet located on the outskirts of Dent, a village with a thriving community boasting 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:** ///waltzed.using.vibrating

### Accommodation (with approximate dimensions)

#### Ground Floor

**Living Room** 18' 8" x 15' 1" (5.69m x 4.6m)

**Kitchen/Diner** 12' 10" x 12' 7" (3.91m x 3.84m)

#### First Floor

**Bedroom One** 15' 3" x 9' 2" (4.65m x 2.79m)

**Bedroom Two** 15' 10" x 8' 8" (4.83m x 2.64m)

**Bedroom Three** 9' 8" x 9' 1" (2.95m x 2.77m)

### Property Information

#### Outside

With parking for one to the front, a seldom find within this sought after village, Brookside also enjoys a patio wrapping around the right hand side, with space for a bench to enjoy a coffee in the sun. To the rear is space for a log store and an adjoining outhouse provides the perfect storage-come-utility space.

#### Services

Mains water and electricity. Electric heating. Drainage by newly installed shared Klargestor sewage system.

#### Council Tax

Westmorland and Furness Council. Band D.

#### 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.

#### Viewings

Strictly by appointment with Hackney & Leigh Kirkby Office.

#### Anti-Money Laundering Regulations (AML)

Please note that when an offer is accepted on a property, we must follow government legislation and carry out identification checks on all buyers under the Anti-Money Laundering Regulations (AML). We use a specialist third-party company to carry out these checks at a charge of £42.67 (inc. VAT) per individual or £36.19 (incl. vat) per individual, if more than one person is involved in the purchase (provided all individuals pay in one transaction). The charge is non-refundable, and you will be unable to proceed with the purchase of the property until these checks have been completed. In the event the property is being purchased in the name of a company, the charge will be £120 (incl. vat).



Bedroom One



Bedroom Two



Bedroom Three

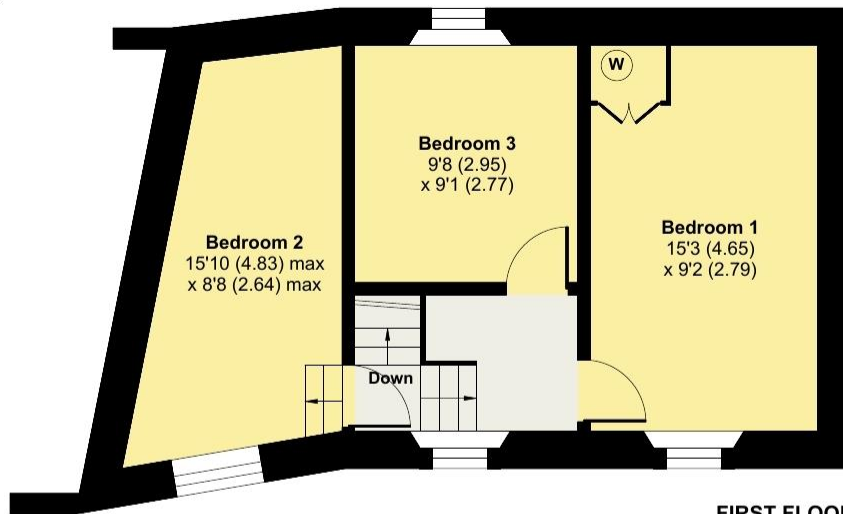


Front Elevation

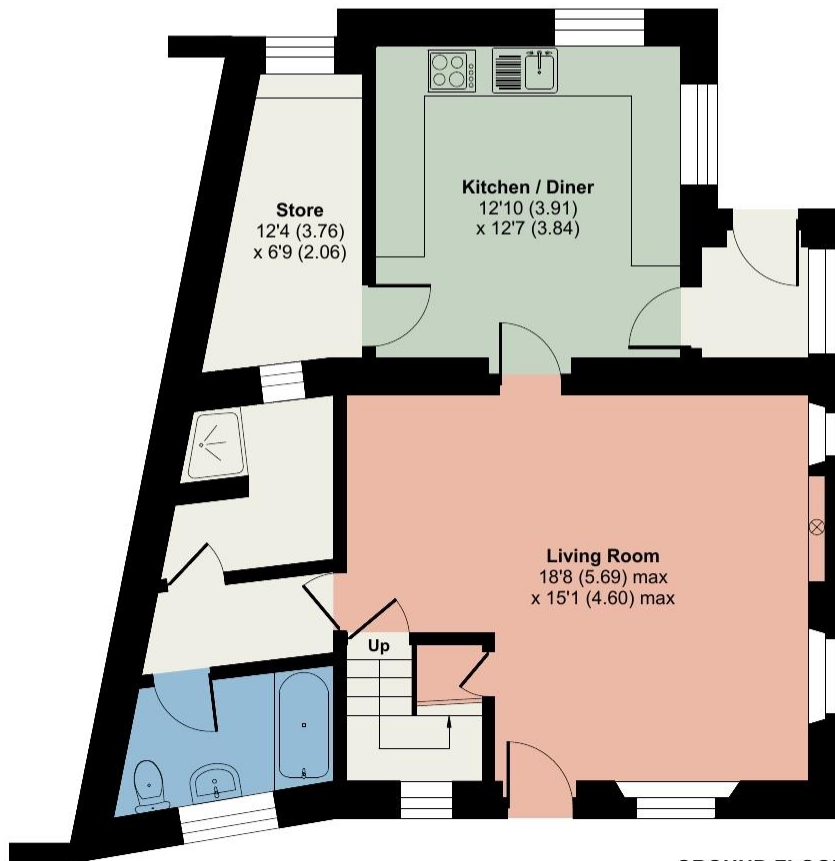
# Brookside, Gawthrop, Sedbergh, LA10

Approximate Area = 1145 sq ft / 106.3 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). © nichecom 2023. Produced for Hackney & Leigh. REF: 1010672

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