





Farmhouse Kitchen



Bedroom Three



Stream with waterfall

Coat Faw

£695,000

Coat Faw
Dent
Sedbergh
Cumbria
LA10 5RQ

The ideal country package - a family house with views, comprehensive range of outbuildings and land. Coat Faw, a former shooting lodge and farmhouse, is a bright and spacious detached stone built Victorian residence with many period features.

Accommodation comprising five double bedrooms plus guest bedroom with en-suite shower, three reception rooms, traditional farmhouse kitchen that has bed and breakfast potential plus ancillary accommodation set around an impressive courtyard with the traditional range of outbuildings. Informal discussions have taken place with Yorkshire Dales National Park and redevelopment of these buildings would be considered to provide further income streams.

Description A real gem of Upper Dentdale with a lovely approach over a stone bridge round the front of Coat Faw and into the heart of the property. The setting is beautiful with views down and across the dale with the property itself having attractive, well-proportioned rooms, almost all with lots of natural light, high cornice ceilings, sash windows and panel doors, and then outside a paddock, a field and gardens with a traditional range of buildings completing the picture. A real treat for those looking for a slice of Dales life with equestrian potential, and the Dalesway walk running close by.

Accommodation (with approx dimensions)

Front Porch entrance via a substantial wooden door with the handle thought to have come from the Settle Carlisle railway; porch with parquet flooring, a single glazed window and a radiator.

Living Room 20' 0" x 13' 10" (6.1m x 4.22m) a large and light formal reception room with secondary glazed windows to the side and front. Views down the valley from the traditional window seat are stunning. The room also has a feature open fireplace, high coved ceilings, parquet flooring and one radiator.

Sitting Room 14' 5" x 12' 3" (4.39m x 3.73m) also with an open Baxi fireplace with stone hearth and Dent marble surround, and with an outlook over the front garden. Coving to the ceiling, a television point and a radiator.

Inner Hall with large walk-in storage cupboard with light.

Dining Room 16' 11" x 13' 10" (5.16m x 4.22m) with original slate bench and shelves of the former dairy/pantry to two sides, parquet flooring and mahogany cabinet fitted to alcove with carved lower doors and glazed upper doors. Dual aspect to the front and side, central heating thermostat and two radiators. Stairs to cellar.

Cellar stone steps leading to a traditional flagged floor with original stone cold slabs to three sides. Light and power points and air intake for the Baxi fire above. A single glazed window and air bricks for ventilation

Kitchen 14' 5" x 13' 4" (4.39m x 4.06m) a traditional farmhouse kitchen fitted with a range of wooden units with complementary wooden worktops over, a cream AGA cooker and Belfast sink. Space for fridge, plumbing for dishwasher and space for microwave and benefiting from a walk-in, shelved pantry providing ample additional storage. Dual aspect to the side and rear, a radiator, stone tiled floor and wooden stable door.



Living Room



Views



Bedroom Two



Outbuildings and Barn



Guest Bedroom

Rear Porch stone built porch housing the meters, with single glazing and a wooden door providing access to the garden and outbuildings.

Staircase Hall with a telephone point and a radiator.

Cloakroom fitted with a low level WC and a sink inset to vanity unit. Part wood panelled walls, a window and a radiator.

Stairs to Half Landing with views over the front garden and field to the Fells beyond.



Dining Room

Guest Bedroom 12' 6" x 11' 11" (3.81m x 3.63m) plus en suite. a generous room with a super dual aspect outlook to the front and side and fitted with two double wardrobes with additional high level storage. Coving to the ceiling and a radiator. Including en suite walk-in double shower and a sink inset to vanity unit with tiled splashbacks, a radiator and a shaverpoint.

Stairs To First Floor with large walk-in storage cupboard; coving to the ceiling and a radiator.

Master Bedroom 16' 9" x 14' 0" (5.11m x 4.27m) a generous bedroom fitted with two double wardrobes with additional

high level storage and with three windows providing dual aspect views to the rear and down the valley. Coving to the ceiling and two radiators.

Bedroom Two 14' 6" x 12' 3" (4.42m x 3.73m) large double bedroom with two windows providing dual aspect views to the front and side, coving to the ceiling and radiator. Concealed plumbing for sink if desired, with shaverpoint above.



Master Bedroom

Bedroom Three 12' 0" x 10' 6" (3.66m x 3.2m) a third double bedroom fitted with two double wardrobes plus additional high level storage and with dual aspect views to the rear and side. Coving to the ceiling and a radiator.

Bathroom fitted with a white four piece suite comprising a low level WC, sink inset to vanity unit, a freestanding roll top bath with shower attachment plus a separate shower cubicle. Part wood panelled walls, a double linen cupboard and a shaverpoint. A window to the rear and a radiator.

Stairs to Bedroom Five/Study with views to the Fells in front.

Bedroom Five/Study 17' 8" x 12' 6" (5.38m x 3.81m) Ideal fifth bedroom with sloping ceiling, exposed wood flooring and window to the rear. Currently used by the present owners as a study; with economy 7 storage heater and a fitted cupboard.

Outside the property benefits from a good sized garden to the front extending round to the side mainly laid to lawn with borders, shrubs and bushes, lined by mature trees and with a stream and waterfall falling within the boundary. There are patio areas too with additional space for a vegetable plot to the rear. There is also a field to the front, and a paddock to the side extending to approximately 3 acres in total. Ample



Window View



Outbuildings

parking is provided to the rear and in front of the outbuildings.

Outbuildings

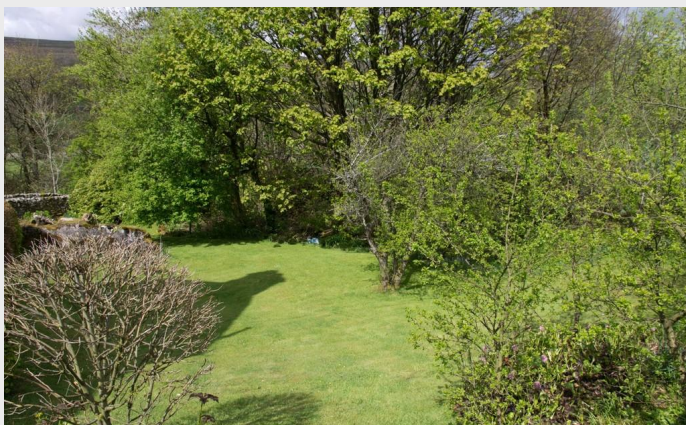
Outbuilding 1 14' 3" x 11' 8" (4.34m x 3.56m) housing the boiler and oil tank, and with plumbing for washing machine and space for dryer.

Outbuilding 2 14' 3" x 7' 10" (4.34m x 2.39m)

Outbuilding 3 14' 3" x 7' 11" (4.34m x 2.41m)



Sitting Room



Front Garden



Garden

Outbuilding 4 14' 3" x 9' 0" (4.34m x 2.74m)

Outbuilding 5 14' 3" x 9' 0" (4.34m x 2.74m)

Outbuilding 6 14' 3" x 12' 0" (4.34m x 3.66m)

Outbuilding 7 21' 1" x 7' 1" (6.43m x 2.16m)

Outbuilding 8 12' 6" x 6' 5" (3.81m x 1.96m)

Barn 50' 3" x 21' 1" (15.32m x 6.43m)

Outbuilding 9 10' 1" x 9' 4" (3.07m x 2.84m)

Outbuilding 10 13' 3" x 10' 1" (4.04m x 3.07m)

Shippon 46' 0" x 17' 1" (14.02m x 5.21m)

Outbuilding 11 17' 1" x 7' 0" (5.21m x 2.13m)

Outbuilding 12 21' 1" x 7' 1" (6.43m x 2.16m)

Services mains electric, private water, private drainage, oil central heating.

Council Tax Band F -South Lakeland District Council

Tenure Freehold.

Viewings Strictly by appointment with Hackney & Leigh. Kirkby Lonsdale Office

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



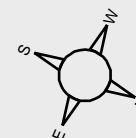
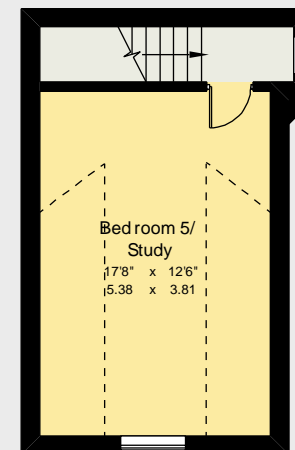
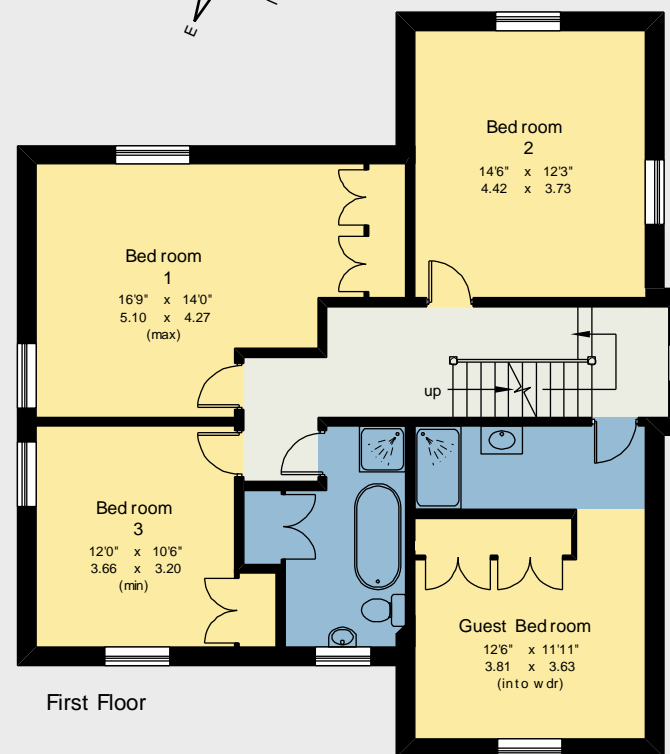
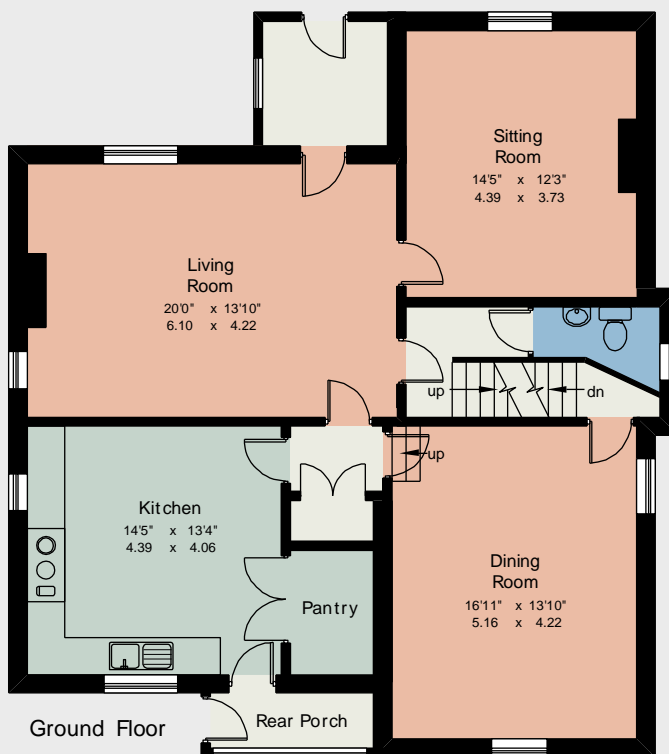
Front Garden



Stream with Waterfall

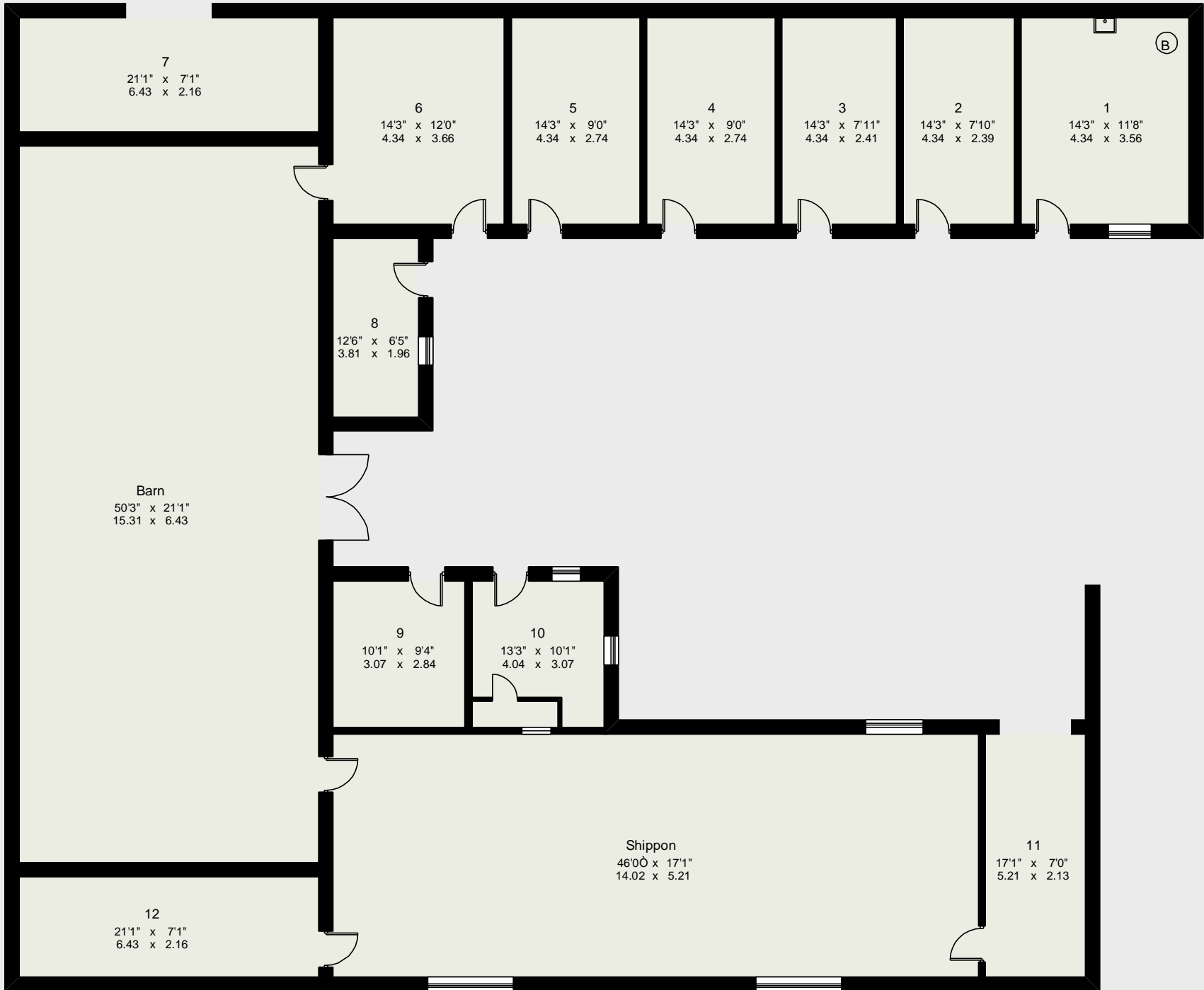


Paddock



App rox Gross Floor Area = 2247 Sq. Feet
 = 208.29 Sq. Metres

For illustrative purposes only. Not to scale.





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Location Located within the boundary of the Yorkshire Dales National Park and less than 3 miles to Dent village with shop, pubs and primary school, and only a couple of miles in the other direction to Dent train station with the west coast line

to Carlisle and Leeds. Sedbergh is the nearest town offering a small supermarket and independent local shops and amenities, with Settlebeck secondary school and the private Sedbergh School also in the town. Kirkby Lonsdale is a short drive away offering further facilities, and St Mary's primary and Queen Elizabeth secondary schools.

From the West: from M6 junction 37 proceed through Sedbergh and follow the signs for Dent. Travel through the village over the cobbles and at the George & Dragon bear right. Continue along this road for a further 2.7 miles then, after passing Hanningrigg, take the next right up the lane and bear right with Coat Faw at the top over the small bridge

From the East: from Ingleton, take the Hawes road and follow the signs for Dent. Upon reaching Cowgill Church after approximately 4 miles turn immediately left over Ewegales Bridge and follow this road for another mile. After passing Birchen Tree, take the first left up the lane and bear right with Coat Faw at the top over the small bridge