



# Dent

**£485,000**

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

Positioned in the heart of the picturesque village of Dent, within the renowned Yorkshire Dales National Park, Sepia Barn is a beautifully presented contemporary barn conversion, ready to move straight into. Being close to village amenities, the property boasts truly unrivalled views towards Rise Fell and offers a true blend of modern comfort and character features.

Dent is a charming and historic village, known for its cobbled streets, traditional stone buildings and strong community feel. The village offers a range of everyday amenities including a village shop, café, pub, and a primary school, while excellent walking routes are right on the doorstep. The nearby market towns of Sedbergh and Kirkby Lonsdale provide a wider selection of shops, restaurants, and services, with good transport links to the surrounding areas.

## Quick Overview

- Wonderful Grade II Listed Barn Conversion
- Approximately 1.5 acres of Land
- Open Plan Living
- Three Double Bedrooms
- Contemporary Decor Throughout
- Central Position Within the Picturesque Village of Dent
- Parking Available Within Dent Village
- Unrivalled Countryside Views
- Subject to a Local Occupancy Clause
- B4RN Broadband Available



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B4RN  
Broadband\*



Parking Available  
in Dent Village

Property Reference: KL3701



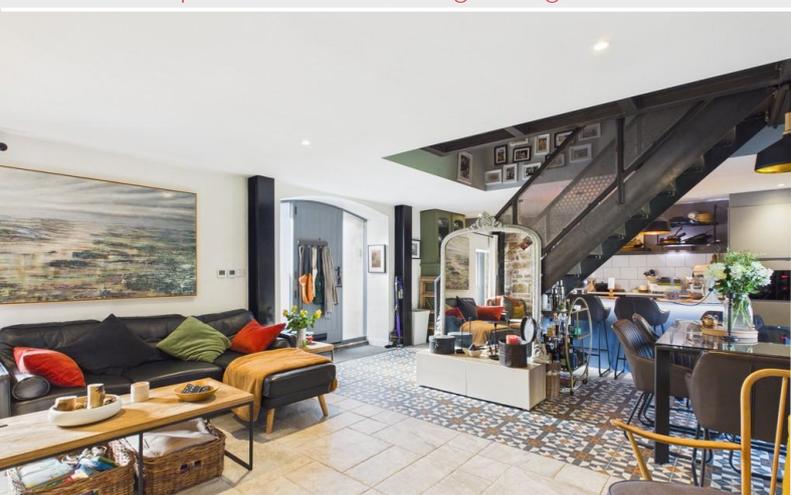
Open Plan Kitchen/Living/Dining Room



Open Plan Kitchen/Living/Dining Room



Open Plan Kitchen/Living/Dining Room



Open Plan Kitchen/Living/Dining Room

Step inside to a welcoming open-plan ground floor, thoughtfully designed for modern living, with stone tiled floor running throughout and the entrance area providing space for coats and shoes. Stairs straight ahead lead to the first floor.

To the left, the stylish kitchen is fitted with a range of wall and base units and complementary worktops, as well as a central island with breakfast bar. Integrated appliances include an oven with four-ring hob and extractor over, Bosch microwave and a fridge/freezer.

There is ample space for a dining table, with patio doors opening out onto the garden, perfect for entertaining and enjoying the far-reaching views. Opposite the kitchen, the living area provides a cosy yet generous space, featuring an exposed stone wall and plenty of room for furniture to suit.

The first floor houses three well proportioned double bedrooms. Bedroom one enjoys a rear aspect, fitted wardrobes, feature beam and a modern en suite comprising a walk-in shower, vanity sink, W.C., and heated towel radiator.

Bedroom two is another generous double to the rear, showcasing exposed stonework and beams, while bedroom three, also a double, benefits from a front aspect window along with further character features. The main bathroom is finished in a contemporary style with a walk-in shower, vanity sink, W.C., and heated towel radiator.

Externally, the property continues to impress; an enclosed patio garden offers an ideal space for outdoor seating and entertaining, with additional land stretching to approximately 1.5 acres at the rear, perfect for agricultural use or a variety of lifestyle pursuits.

Overall, Sepia Barn offers a great opportunity to acquire a turn-key home in a sought after location, and early viewing is highly recommended.

Accommodation with approximate dimensions:

Ground Floor

Kitchen/Living/Dining Room 16' 10" x 29' 5" (5.13m x 8.97m)

First Floor

Bedroom One 11' 0" x 9' 6" (3.35m x 2.9m)

Bedroom Two 8' 3" x 12' 7" (2.51m x 3.84m)

Bedroom Three 8' 6" x 12' 6" (2.59m x 3.81m)



Open Plan Kitchen/Living/Dining Room



Open Plan Kitchen/Living/Dining Room



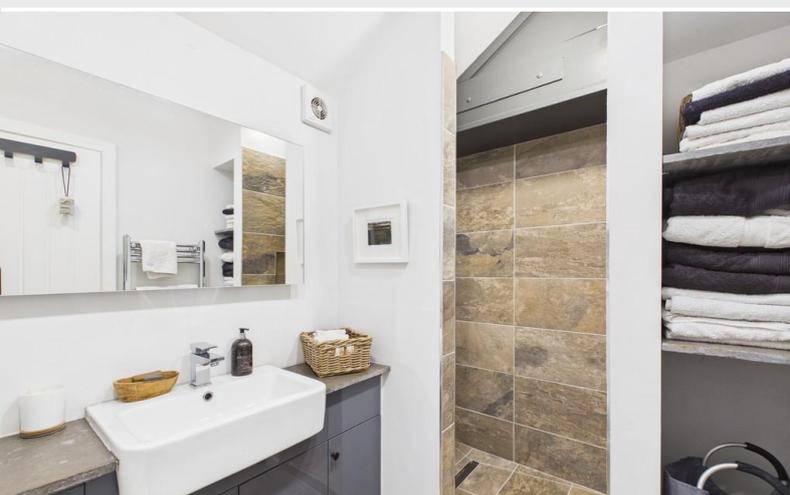
Bedroom One



Bedroom Two



Bedroom Three



Bathroom

### Property Information

#### Parking

Parking permit's available in Dent village.

#### Tenure

Freehold (Vacant possession upon completion).

#### Local Occupancy Restriction

Sepia Barn has local occupancy restrictions applicable for residential occupation or can be used as a holiday let. Please contact the office for further information

#### Services

Mains water, drainage and electricity. Electric heating.

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#### Viewings

Strictly by appointment with Hackney & Leigh.

#### 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



En Suite



Rear Garden



Land

Request a Viewing Online or Call 015242 72111

# Meet the Team

## Richard Harkness M.R.I.C.S

Branch Manager & Property Valuer

Tel: 015242 72111

Mobile: 07971 911357

richardharkness@hackney-leigh.co.uk



## Claire Tooke

Sales Negotiator

Tel: 015242 72111

kirkbysales@hackney-leigh.co.uk



## Matilda Stuttard

Sales Negotiator

Tel: 015242 72111

kirkbysales@hackney-leigh.co.uk



## Naomi Price

Viewing Team

Tel: 015242 72111

kirkbysales@hackney-leigh.co.uk



## Justine Cook

Viewing Team

Tel: 015242 72111

kirkbysales@hackney-leigh.co.uk



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Hackney & Leigh Ltd 3 Market Square, Kirkby Lonsdale, Lancashire, LA6 2AN | Email: kirkbysales@hackney-



Floor 0

Approximate total area<sup>(1)</sup>

90.9 m<sup>2</sup>

977 ft<sup>2</sup>

Reduced headroom

1.6 m<sup>2</sup>

18 ft<sup>2</sup>



Floor 1

(1) Excluding balconies and terraces

Reduced headroom

..... Below 1.5 m/5 ft

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

GIRAFFE 360



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