



## **Sundial Cottage Near Dent, Sedbergh, LA10 5TF Offers In The Region Of £425,000**

Sundial Cottage is a superb Grade II Listed double fronted property dating back to circa 1863, set in the beautiful countryside of Dentdale in the Yorkshire Dales National Park. The property offers a wealth of original period features along with modern convenience and a detached barn with potential to convert.

Sundial represents an idyllic retreat to the country escape opportunity.



## Sundial Cottage



Sundial Cottage is an exquisite Grade II listed detached property in the rolling hills of Dentdale, possibly dating back to 1863 as indicated by the stone carved sundial above the entrance porch. This beautiful double fronted property has a wealth of original features including stone quoins, limestone finials, 16 pane wood frame windows, and stone sundial externally, and exposed beams and stone flagged floors internally.

The accommodation briefly consists of boot room leading to a recently fitted shaker style kitchen with a range of quality fitted appliances, a light and airy sitting dining room with wood burning stove and wooden mantle shelf above, and a pantry with stone shelving. The accommodation is completed on the first floor with two double bedrooms, two single bedrooms and a family bathroom, all rooms benefit from wonderful views to open countryside.

Recent works have been carried out on Sundial Cottage, including electrical works, installation of new kitchen and bathroom, upgrades to the heating and hot water systems and the replacement and repair of all the windows.

Externally Sundial Cottage has a large garden which could be utilised to create off road parking spaces and a detached barn with potential for conversion if correct permissions obtained.

### Property Information

Freehold, Grade II Listed, mains water, private drainage (septic tank with soak away), mains electric. programmable electric radiators and immersion heater. High speed B4RN fibre optic broadband connection.

### Dentdale

Dentdale is a picturesque dale in the north west of the Yorkshire Dales National Park, in

Cumbria. Dentdale takes its name from the village of Dent rather than from the River Dee which runs westward through the dale.

Dentdale is on the Settle to Carlisle train line, which crosses the eastern end of the dale and features several impressive Victorian viaducts. The nearest station is Dent Station situated at a height of 1150 ft above sea level. The route links to mainline stations including Carlisle and Leeds, making it possible to reach London in under 4.5 hours.

The village of Dent is a charming cobbled village with a range of shops, cafes, school and other facilities and is the starting point of many beautiful walks. The nearest market town is Sedbergh which offers a larger variety of shops, cafes, restaurants and services and the world renowned Sedbergh School known for its strong ties to professional rugby.

This peaceful and largely undiscovered dale is an ideal retreat from city life and offers a wide range of outdoor recreational activity possibilities.

### Ground Floor

#### Entrance Porch 11'0" x 5'0" (3.36 x 1.53)



Spacious side entrance porch / boot room. Wooden flooring, door to side of property, single glazed window, electric panel heater. plumbing for washing machine. door to kitchen diner.

**Kitchen Diner 15'11" x 12'7" (4.86 x 3.86)**



Recently installed Shaker style kitchen and complimentary slate effect worktop with a range of quality integrated appliances including; single electric oven, induction hob with extractor hood, fridge and freezer, Belfast sink. Single glazed window to side, electric radiator, door to hallway.

**Pantry / Utility 8'2" x 7'6" (2.5 x 2.31)**  
Stone floor, stone shelves, single glazed window.

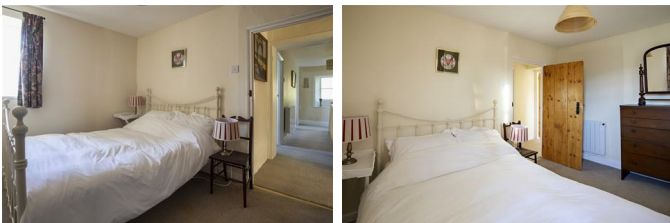
**Sitting Dining Room 20'0" x 11'11" (6.12 x 3.65)**



Spacious double fronted sitting dining room. Stone flagged floor, wood burning stove with stone hearth and surround, three single glazed windows to front and side aspects, wooden stable door to front porch, electric radiators, exposed beams.

**First Floor**

**Bedroom One 11'9" x 8'8" (3.6 x 2.65)**



Front aspect double bedroom. Fitted carpet, electric radiator, single glazed windows to front and side.

**Bedroom Two 11'11" x 8'6" (3.65 x 2.60)**



Front aspect double bedroom. Fitted carpet, electric radiator, single glazed window to front.

**Bedroom Three 7'9" x 7'3" (2.37 x 2.23)**



Single bedroom. Fitted carpet, electric radiator, single glazed window.

**Bedroom Four 11'9" x 8'6" (3.6 x 2.6)**



Single bedroom. Fitted carpet, electric radiator, single glazed window.

**Bathroom 10'3" x 7'6" (3.13 x 2.29)**



Recently installed 3 piece bathroom suite. Wood laminate flooring, bath with shower over, wash basin, WC, airing cupboard housing immersion tank, single glazed window.



## Outside



The property features an enclosed front garden with established climbing planting, drystone wall with metal railings leading to the front entrance porch and steps leading to an elevated garden to the side consisting of a large area of lawn and mature planting. There is the potential to utilise some of the garden to create parking bays for the house and barn, although this would require planning permission from The Yorkshire Dales National Park Authorities.

## Barn



Sundial Cottage also has a charming two story detached bank barn. The barn consists of a lower and upper ground floor with mezzanine level, and features original window surrounds (some later filled) and chimney which indicates that its original purpose was to house both animals and farm worker.

With planning permission the barn has fantastic potential to create a 1 or 2 bedroom property which would make a superb holiday let or additional accommodation separate from the house.

## Agent Notes

Fisher Hopper has not tested services, fixtures, fittings, central heating, gas and electrical systems. If in doubt, purchasers

should seek professional advice. Items in these photographs may not be included in the sale of the property.

## OFFER PROCEDURE

Fisher Hopper, as Agents in the sale of the property, will formally check the identification of prospective purchasers. In addition the purchaser will be required to provide information regarding the source of funding as part of our offer handling procedure

## FINANCIAL ADVICE

Free and no obligation mortgage advice is available on our website. Alternatively, please contact us to arrange a call from our mortgage broker.

Your home is at risk if you do not keep up the repayments on a mortgage or other loan secured on it. Written details available upon request

## MARKET APPRAISALS

If you have a property or business which needs a market appraisal or valuation, our local knowledge, experience and coverage will ensure you get the best advice. Our Guild Referral Network of over 800 specially selected offices can provide this no obligation service anywhere in the country. Call or email now to let us get you moving.

## FISHER HOPPER

Fisher Hopper is a trading name for Fisher Hopper Limited, which is registered in England No 08514050. The registered office for the company is: Barclays Bank Chambers, 18 North End, Bedale, North Yorkshire DL8 1AB. Company Director: D. Spratt

The office address for Fisher Hopper is: 43 Main Street, Bentham, Lancaster, North Yorkshire LA2 7HJ.

## FLOOR PLANS

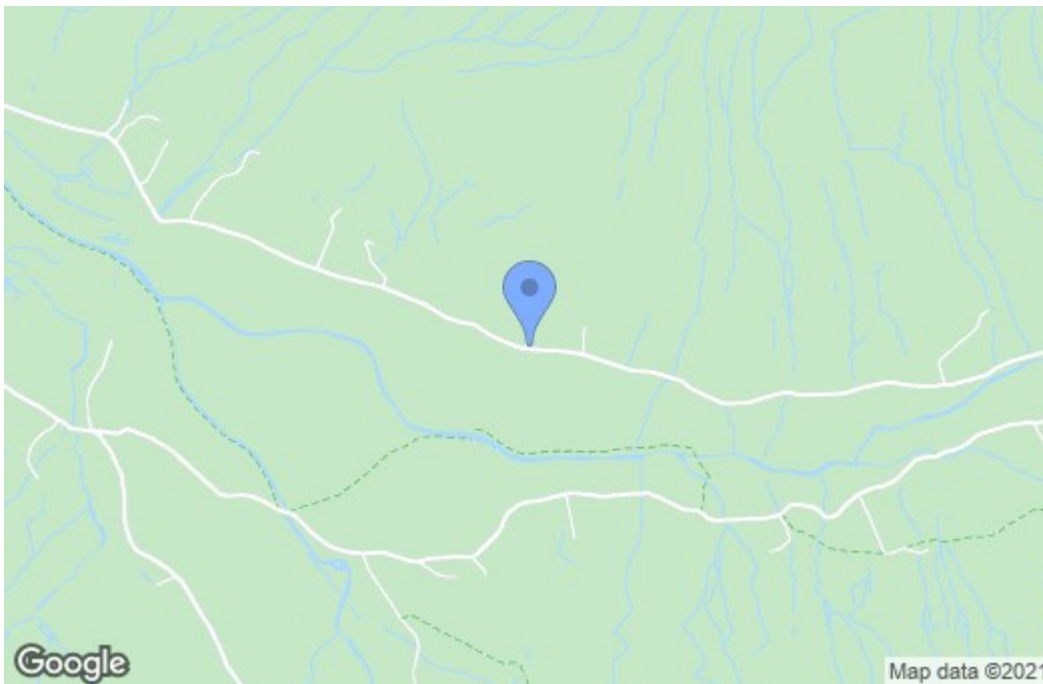
Please note, floor plans are not to scale and are for illustration purposes only. Plans are produced using PlanUp.

# Floor Plan



Total area: approx. 100.1 sq. metres (1077.2 sq. feet)

# Area Map



# Energy Efficiency Graph

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) <b>A</b>			
(81-91) <b>B</b>			
(69-80) <b>C</b>			
(55-68) <b>D</b>			
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not energy efficient - higher running costs			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC	

Environmental Impact (CO <sub>2</sub> ) Rating		Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions			
(92 plus) <b>A</b>			
(81-91) <b>B</b>			
(69-80) <b>C</b>			
(55-68) <b>D</b>			
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not environmentally friendly - higher CO <sub>2</sub> emissions			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC	

