



Main Street, Dent, Cumbria, LA10 5QL

Offers in Region of £225,000





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2 Bedrooms



1 Bathroom

-
- Detached stone dwelling with single level living accommodation
 - Set in the heart of Dent with stunning views to the rear
 - Parking included in village car park.
 - Subject to a local occupancy clause.
 - Sought after location, set within the Yorkshire Dales National park



Tucked away in the heart of the picturesque village of Dent, this beautifully presented two-bedroom home offers a rare opportunity to enjoy characterful living in one of the most sought-after locations in the Yorkshire Dales. Full of charm and individuality, the property combines traditional features with modern upgrades, creating a comfortable and inviting living space that is ready to move straight into.

Located just a short stroll from Dent's excellent local amenities, including traditional pubs, cafés, a shop, primary school and community facilities, the property enjoys the best of village living. Beyond the village is the larger market town of Sedbergh and Kirkby Lonsdale which are popular locations offering a range of independent shops and services which are well used by the community. For those looking to access beyond the area, J36 of the M6 provides access north and south of the country. Rail connections can be accessed from both Dent Railway Station on the Settle to Carlisle line and also from Oxenholme station which sits on the Westcoast mainline giving excellent access to Manchester, London and Glasgow. Dent is also serviced by the Western Dales bus service. For those with a love for the outdoors the natural landscape of the Yorkshire Dales National Park can be enjoyed from the doorstep.



Designed for ease of living, the accommodation at Meadow View Barn is arranged on a single level, making it ideal for those seeking convenient, accessible space without compromising on character or style. The interior has been carefully upgraded to provide a bright and welcoming space, with well-proportioned rooms.

Internally the accommodation provides an upgraded kitchen space with a stunning outlook, a generous living and dining area with doors opening to the side patio. There are two bedrooms which share a recently upgraded wet room bathroom.





Outside there is a patio area which provides a low maintenance seating area. One of the properties stand out features is its delightful outlook, with a striking view onto Rise Hill that reflect the Dales landscape. The setting provides a peaceful village atmosphere while still being within easy reach of everyday conveniences. Parking is conveniently available within the village, a short walk from the property.

A move here would provide an ideal downsizing opportunity. This home offers a wonderful blend of character and charm in a low maintenance home.



General Remarks

Services : Mains electricity, mains water are available and connected. Drainage is via mains drainage Heating is via mains electricity.

Please note : Armitstead Barnett LLP have not tested any of the above services and purchasers should satisfy themselves as to their presence and working condition prior to exchange of contracts.

Title & Tenure : Freehold with Vacant Possession upon Completion.

Council Tax Band : A

Local Authority : Westmorland and Furness Council.

Construction : Stone under slate roof construction

Parking : There is no parking on site. Parking is supplied within the village car park

Restrictive Covenants / Restrictions : The property is subject to a local S106 agreement Which states that the property must be a main or principle residence and that local occupancy conditions apply. Further information is available from the selling agents.

Conservation Area / National Park : The property is located within the Yorkshire Dales National Park

Listed Building : None

Unimplemented Planning Consents affecting the property : None known.

Flooding : The property sits within flood zone 1 and has a low probability of flooding

Broadband : B4RN is connected to the property.

Easements, Wayleaves & Rights of Way : The property is sold subject to and with the benefit of all rights of way whether public, private, light support, drainage, water, electricity and other rights and obligations, easements and quasi-agreements and restrictive covenants and all existing proposed wayleaves for masts, pylons, stays, cables, drains, water, gas and other pipelines whether referred to in these particulars and stipulations or not. The property has a right of way over the access leading to the property.

Mortgage ability : We understand that as far as we are aware it is possible to secure a mortgage against this property.

Viewings : Viewings are strictly by appointment with the sole selling agents – telephone 01539 751993. Where possible, we ask that all potential buyers look at virtual viewings in the first instance and get a bearing as to the location and area via Google maps where the area is less familiar. Some of our vendors request only physical viewings to parties in a position to proceed.

What3words Location : [///clicker.porridge.stags](https://www.what3words.com/clicker.porridge.stags)

Money Laundering Regulations Compliance : please bear in mind, that Armitstead Barnett will require from any purchaser looking to offer on a property, details of any chain, confirmation of the purchaser's ability to fund the purchase, solicitors' contact details and 2 forms of identification. We will also undertake an electronic identity check which will leave a soft ID print, but will not affect credit rating.

Mortgage Referrals : We refer some sellers and buyers to Key Mortgage Advice and other mortgage brokers. It is your decision whether you choose to deal with any person that we may refer you to including Key Mortgage Advice. Should you decide to use Key Mortgage Advice you should know that we would receive a referral fee, typically between £100 and £700 per successful referral, which leads to mortgage adviser earning commission from them, for recommending you to them.

Method of Sale : The property is for sale by Private Treaty. If there are high levels of interest we may seek best and final offers

SUBJECT TO CONTRACT.
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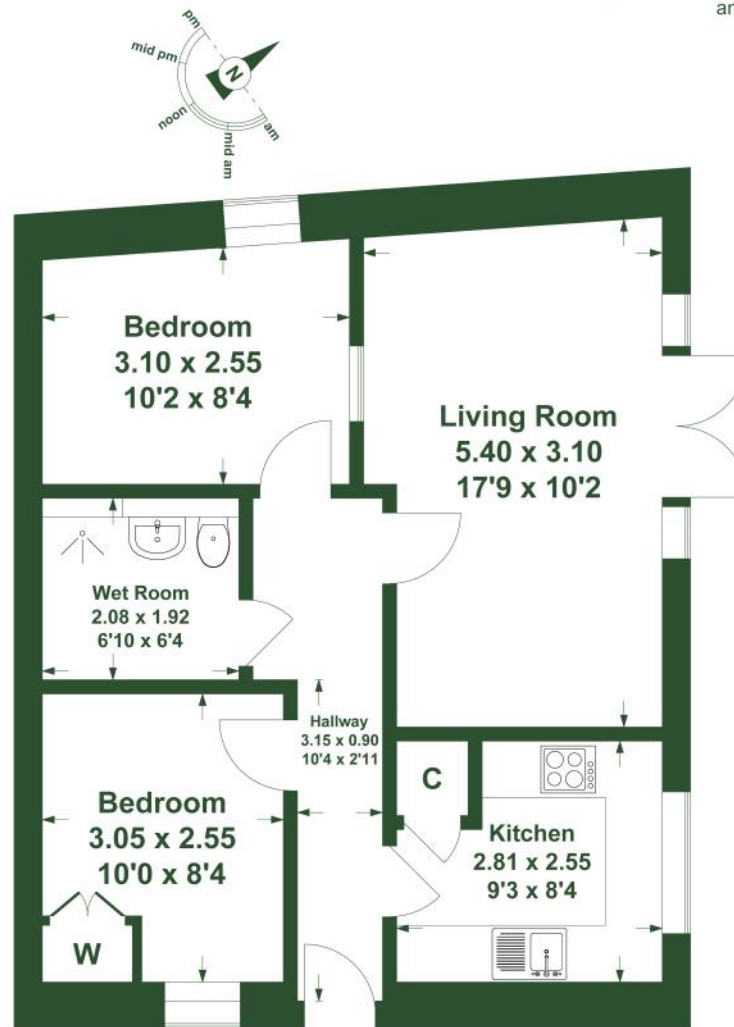


Approximate Gross Internal Area : 49.30 sq m / 531 sq ft

This floorplan is for illustrative purposes only, it is not drawn to scale.

Any measurements/ floor areas (including any total floor area) and orientation are approximate.

Produced by Lens-Media



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01. All descriptions, plans, dimensions, references to conditions or suitability for use and necessary permissions for use and occupation and other details are given in good faith and are believed to be correct. Any intending purchaser or tenant should not rely on the statements of fact but must satisfy themselves by inspection or otherwise as the correctness of them. 02. Any electrical or other appliances at the property have not been tested nor have the drains, heating plumbing or electrical installations. All intending purchasers are recommended to carry out their own investigations before Contract. 03. No person in the employment of Armitstead Barnett LLP has any authority to make any representations or warranty whatsoever in relation to this property. 04. These particulars are produced in good faith and set out the general outline only for the guidance of intended purchasers or lessees in order for them to make an informed decision regarding the property and do not constitute an offer or Contracts nor any part thereof. 05. Where the property or any part thereof is leasehold, any intended purchaser is advised to consider the terms of any existing Lease or Tenancy document or Agreement as to the term, rent, rent deposit, conditions and or covenants (if any) affecting the property. 06. All correspondence (whether marked or not) and all discussions with Armitstead Barnett LLP and or their employees regarding the property referred to in these particulars are subject to contract.

Score	Energy rating	Current	Potential
92+	A		
81-91	B		86 B
69-80	C	69 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		



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