



Dent, Sedbergh, Cumbria, LA10 5SU

Asking Price £795,000



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4 Bedrooms



2 Bathroom



0.3 acres

-
- Victorian character property, dating to around 1890.
 - Totally renovated in 2020.
 - Stunning home, ready to move straight into.
 - Occupying a peaceful rural setting, with exceptional views across Dentdale.
 - Beautifully landscaped gardens and grounds, extending to approximately 0.3 acres.





Surrounded by the rolling hills of Dent and set within a beautifully landscaped walled garden, Gate Cottage is a Victorian property which offers character and comfort in one of the Yorkshire Dales' most scenic settings.

Originally forming part of the historic Gate Estate, and dating back to around 1890, the property was fully renovated in 2020, and has been further enhanced since. It is a home that is filled with both character and charm.



Positioned perfectly between the thriving market town of Sedbergh and the picturesque village of Dent, Gate Cottage enjoys peaceful rural surroundings with excellent accessibility. Sedbergh, locally known as the "Book Town", is just a short drive away and offers a strong sense of community, alongside shops, cafes, pubs and highly regarded schools. Dent provides a village full of traditional Yorkshire Dales charm, with its cobbled streets, village shop and welcoming pubs. Despite its wonderfully rural feel, the property is conveniently placed for access to the M6 at Junction 37 (approx. 15 minutes away). Oxenholme Station on the West Coast Mainline is approx 25 minutes away providing fast links to London (2hrs 50 mins), Manchester (1hr 15 mins), Edinburgh (2hrs) and beyond. Gate Cottage is well-suited as a perfect base for exploring the Yorkshire Dales and Lake District National Parks.



The accommodation at Gate Cottage has been thoughtfully arranged to combine comfortable everyday living with flexible entertaining spaces, all centred around the stunning rural views. The standout room is the generous open plan kitchen / dining space, which is over 25ft and very much designed as the social heart of the home. Set around a large central island, there are ample kitchen worktops and storage, as well as a substantial area for a dining table and seating area. This room has direct access to the gardens and is ideal for relaxed family life, as well as for entertaining friends.



Complementing the kitchen is a cosy living room set around a woodburning stove, creating a quieter area to enjoy during the evening. The welcoming entrance hall is a sizable space, which also offers an area for seating, and a separate utility room with plumbing for a washing machine. The ground floor accommodation flows particularly well, offering a balance between open areas and more cosy spaces.

Upstairs, the accommodation offers a great sense of light and space. The principal bedroom is an impressive area with its vaulted ceiling and exposed beams, as well as stunning views. There is a well-appointed ensuite shower room, with WC, wash hand basin and shower cubicle. The principal bedroom connects to the fourth bedroom, creating flexibility for this to be used as a dressing room, study or nursery if desired.





There are two further double bedrooms, both of which have an outlook to the front, with superb views across Dentdale. These bedrooms share the stylish house bathroom, which provides a free-standing slipper bath, positioned to enjoy the views, WC, wash hand basin and separate shower cubicle.







Extending to approximately 0.3 acres, the gardens are a true feature of this home. Thoughtfully landscaped and enclosed by original stone walling, the gardens provide a large level lawn area, superb vegetable beds, fruit trees and several seating areas, including a large patio area positioned to enjoy the sun and surrounding views throughout the day. The gardens and grounds offer a peaceful setting and provide ample privacy.

A detached stone bothy (with power and lighting) offers excellent storage space and could be utilised for additional purposes to suit a purchaser's needs. There is also a summerhouse, which is positioned to make the most of the outlook and is a perfect place to enjoy the evening sun. There is parking on site for several vehicles.





General Remarks

Services – Mains water and mains electricity available and connected. Heating is via an LPG central heating system with underfloor heating in the living / kitchen space. Drainage is via a shared treatment plant located on a neighbouring property. This is shared with three other properties.

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.

Parking – On site for several vehicles.

Construction Type – Detached stone under slate roof.

Restrictive Covenants – Please liaise with selling agents for further information.

Listed Building – None.

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

Footpaths and bridleways – There are no footpaths or bridleways which cross the subject property.

Easements, Wayleaves, or Rights of Way – There is a Right of Way over the area leading to the driveway of the subject property.

Flooding – According to the Environment Agency's website, the property sits in Flood Zone 1.

Planning Consents affecting the property – None known

Unimplemented Planning Consents – None known.

Broadband – B4RN available and connected. (approx. 1000 Mbps)

Title & Tenure – Freehold with vacant possession.

Local Authority – Westmorland and Furness Council.

Council Tax – Band F.

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. For the attention of Emma Hodkinson. 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: **///promising.staining.radically**

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



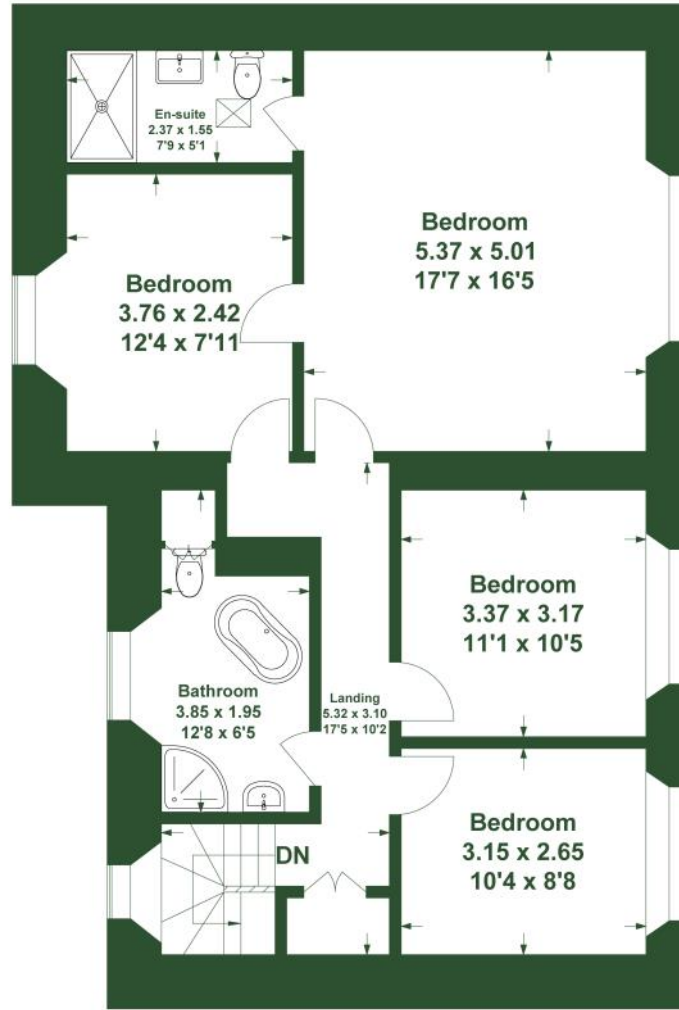
Approximate Gross Internal Area : 158.89 sq m / 1710 sq ft



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



Ground Floor



First Floor

Armitstead Barnett for themselves and the vendors or lessors of this property whose agents they are given notice that:

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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.
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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		84 B
69-80	C		
55-68	D		
39-54	E	41 E	
21-38	F		
1-20	G		



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