



Dent, Sedbergh, Cumbria, LA10 5RQ

Offers in the Region of £150,000





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- Traditional detached stone barn and adjoining ground
 - Planning consent granted for the conversion to residential use subject to local occupancy
 - Ready to go with services located close to the property
 - Attractive rural setting within the Yorkshire Dales National Park with stunning outlook
 - Excellent opportunity to create a high-quality countryside home
 - Close to the rural village of Dent and Kirkby Lonsdale



A rare opportunity to acquire a traditional detached stone barn benefitting from planning consent with Yorkshire Dales National Park Authority under planning reference **S/01/324B**, offering purchasers the chance to create a superb rural home within one of the country's most sought-after National Parks.

Positioned in an attractive countryside setting, the barn retains its traditional character and provides an excellent canvas for conversion. Services are available close by, allowing the purchaser to progress the development with confidence.

Birchentree Barn occupies an enviable rural position at Cowgill, near Dent, within the heart of the Yorkshire Dales National Park. Set amidst spectacular open countryside, the property enjoys outstanding views across the surrounding fells and unspoilt landscape, offering peace, privacy and access to some great walking, cycling and outdoor pursuits in the National Park. Despite its idyllic setting, the property is well placed for the historic village of Dent, renowned for its traditional character, local amenities, and welcoming community, while the market towns of Sedbergh and Kirkby Lonsdale are within easy reach. The nearby Dent railway station, on the renowned Settle–Carlisle line, provides rail connections to Leeds and Carlisle, making this a superb location for both permanent occupation and rural living with wider accessibility.





Planning consent provides for the conversion of the traditional detached stone barn into an attractive two-bedroom dwelling. The accommodation has been thoughtfully designed to retain the character of the original building whilst providing comfortable modern living. The ground floor centres around a spacious open-plan kitchen, dining and living area, creating an impressive dual-aspect entertaining space. Also on the ground floor are a generous second bedroom, a contemporary shower room, utility room, separate WC and useful store.

The first floor provides a principal bedroom suite overlooking the main living space via a feature mezzanine landing. This floor also incorporates a dressing area and en-suite bathroom, creating a spacious and private principal suite whilst preserving the impressive, vaulted character of the original barn.

Externally, the approved plans include a private garden, patio area and off-road parking for two vehicles, accessed directly from the adjoining road. Alternations are required to the access to the property which purchasers will need to undertake.

The approved scheme has been carefully designed to preserve the agricultural character of the building, retaining much of the original stonework and creating an attractive blend of traditional Yorkshire Dales architecture and contemporary living.

General Remarks

Services: Mains electric is on site. Mains water is available close by. The vendor is willing to co-operate with easements for bringing the services to site subject to arrangement. Drainage is via a private drainage system as set out in the planning consent.

Please note: Amitstead 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: Available on site

Construction Type: Stone under slate.

Restrictions: The planning consent is subject to a S106 agreement being a local occupancy condition. Full details can be sought from the planning portal or selling agents. Prospective purchasers should satisfy themselves that they meet the relevant qualifying criteria, with further information available from the Yorkshire Dales National Park Authority.

Listed Building: None known.

Conservation Area/National Landscape: Located within Yorkshire Dales National Park

Flooding: The property is located in Flood zone 1

Planning: The property has planning in place under planning reference S/01/324B for conversion to residential use. Any planning enquiries are to be made directly to the local planning authority.

Access, Easements & Wayleaves: The land 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.

Health & Safety: Care should be taken when accessing the site. Amitstead Barnett accept no responsibility for any loss or damage caused when viewing the barn. Please do not:

Climb gates, fences or any other ancillary equipment

No children allowed on site.

Title & Tenure: The property is offered for sale Freehold with the benefit of Vacant Possession upon completion.

Local Authority: Westmorland and Fumess Council.

Viewings: Viewings strictly by appointment only. Please contact the office to arrange on 01539 751993.

Plans, Photographs & Measurements: The measurements as stated within the particulars have been taken from the Ordnance Survey mapping system, Promap and the Rural Land Registry plans. The information is provided for reference purposes only. The purchaser should have deemed to satisfy themselves as to the description of the property and any errors or mistakes shall not annul the sale or entitle any party to compensation in respect thereof.

Money Laundering Regulations Compliance: Please bear in mind, that Amitstead 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.

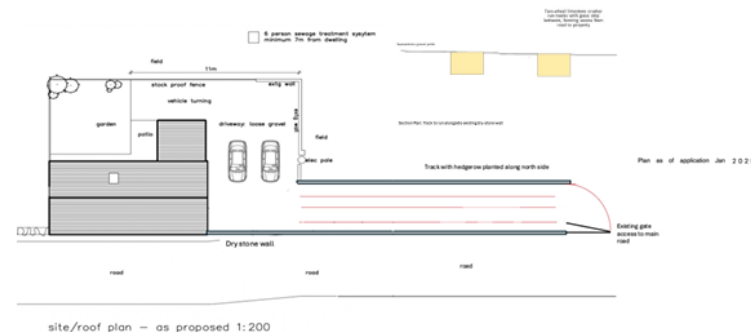
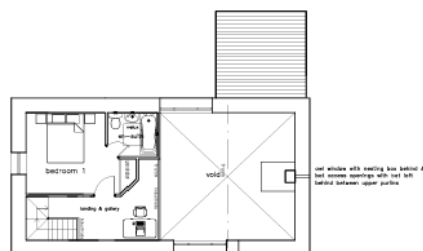
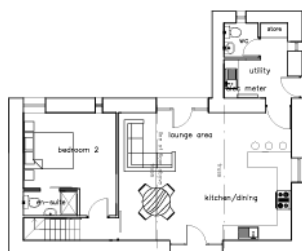
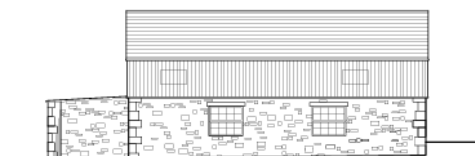
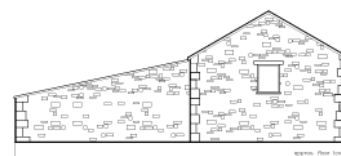
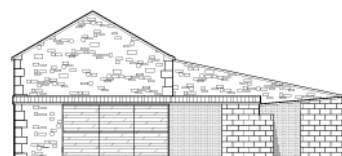
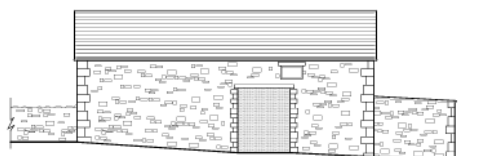
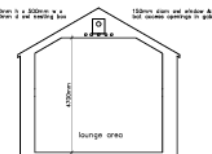
Method of Sale: The property is for sale by Private Treaty.

What3words: ///concerned.practical.baskally

SUBJECT TO CONTRACT.

Photos taken June 2026





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



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