



Cowgill, Dent, Sedbergh, LA10 5RJ

Offers Over £475,000





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2 Bedrooms



2 Bathrooms

-
- Stunning, architect-designed barn conversion featuring green oak framework combined with the most modern fittings
 - Excellent energy credentials
 - Situated in a peaceful, attractive position within the upper reaches of Dentdale
 - Providing good sized gardens and garaging
 - Located within reach of Sedbergh, Hawes and the wider Yorkshire Dales National Park





Occupying a peaceful position on the edge of a small cluster of properties, Cowgill Barn is an exceptional conversion of two traditional former agricultural buildings, sympathetically brought together to create a country home with both charm and character.

The property offers beautifully presented two-bedroom accommodation and was substantially refurbished and extended in 2018 by the previous owner. Great care has been taken to marry the character of the original buildings with high-quality contemporary finishes. Exposed green oak framing, natural stonework and timber flooring feature prominently throughout, creating a warm interior which sits well within its rural surroundings.

Alongside these traditional materials is an impressive specification of modern, energy-conscious technology. The property benefits from an air-source heat pump, underfloor heating to the ground floor and solar panels to both the house and garage, linked to three storage batteries. CAT 7 cabling has also been installed, enabling various systems within the property to be controlled remotely.

With a largely southerly aspect, Cowgill Barn enjoys a peaceful setting with attractive views across the surrounding Dale. Its position amongst the other properties offers a sense of privacy and peace.

Despite its rural position, Cowgill Barn remains well placed for the amenities of the surrounding area. The renowned market town of Sedbergh, England's Book Town, lies approximately nine miles to the west, whilst the picturesque village of Dent is less than four miles away. For further afield, Junction 37 of the M6 is approximately 13 miles by car. The property is also conveniently situated for the highly regarded Sedbergh School as well as low primary schools.







Cowgill Barn is the first property approached along a private road leading from the highway between Dent and Garsdale Head. To the front is a gravelled parking area with space for two vehicles, together with a substantial detached garage and workshop. Designed to complement the house, this attractive building incorporates green oak framing, timber cladding and a traditional stone-flagged roof.

A pedestrian gate opens into the gardens, from where a stone-flagged pathway leads to the impressive entrance door and into a welcoming hallway linking the two original barns.

The quality and character of the conversion are immediately apparent. At the heart of the house is the superb kitchen dining space, where exposed oak roof timbers, generous proportions and natural light combine to create an impressive living space. The kitchen is centred around a island and includes an electric Aga, with ample room beyond for dining and seating.



Adjoining the kitchen is a useful utility room, beyond which lies a separate study, ideal for those wishing to work from home.

From the principal hallway, steps rise to a further hall/seating area, with a fully tiled shower room off. An impressive spiral staircase rises from here to the first-floor accommodation.

The substantial stone-built fireplace forms a division between the hall and the generous lounge. Extending to approximately 18', the lounge enjoys excellent natural light and has double doors opening directly onto the gardens, creating an attractive connection between the house and its surroundings.



On the first floor, the accommodation has been cleverly incorporated within the roof space and comprises two double bedrooms, both with rooflights and fitted storage. A stylish, fully tiled family bathroom with contemporary fittings serves the two bedrooms.







The gardens form an important part of Cowgill Barn's appeal and have been designed to make the most of the property's attractive southerly outlook.

Immediately outside the lounge is a spacious stone-flagged terrace, providing an excellent setting for outdoor dining and entertaining whilst enjoying views across the surrounding countryside. Beyond are lawns, well-stocked planted borders and gravel pathways, creating a series of attractive and informal garden areas. The property's position at the southern end of this small collection of homes is particularly advantageous, with both the house and gardens predominantly orientated away from the neighbouring properties, resulting in an appealing feeling of openness and seclusion, with the landscape providing a wonderful backdrop.

The detached garage and workshop and provides excellent additional storage and working space.

Cowgill Barn is a rare opportunity to acquire an individual Dales home where traditional craftsmanship, contemporary comfort and energy-conscious technology have been combined within an exceptional rural setting.



General Remarks

Services: Mains electricity and mains water with drainage via a septic tank. Air source heat pump central heating with underfloor heating to the ground floor and radiators on the first floor. The property has photovoltaic solar panels on the dwelling and garage roofs together with battery storage.

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: A gravelled area providing two spaces in front of the garage.

Construction Type: Detached stone under stone and slate flagged roofs.

Local Authority: Westmorland and Furness Council.

Council Tax Band: Band E

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

Listed Building: No

Broadband: B4RN available and connected.

Footpaths, bridleways: A public footpath follows a route within the southern edge of the garden.

Flooding: According to the Environment Agency Website the property sits in Flood Zone 1.

Planning Consents affecting the property: None as far as we are aware.

Easements, Wayleaves and 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.

What3words: [///idealistitselfscorch](#)

Title and Tenure: Freehold with vacant possession upon completion.

Viewings: Viewings are strictly by appointment with the sole selling agents. For the attention of Emma Hodgkinson BSc (Hons) MRICS FAAV MNAEA 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.

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.

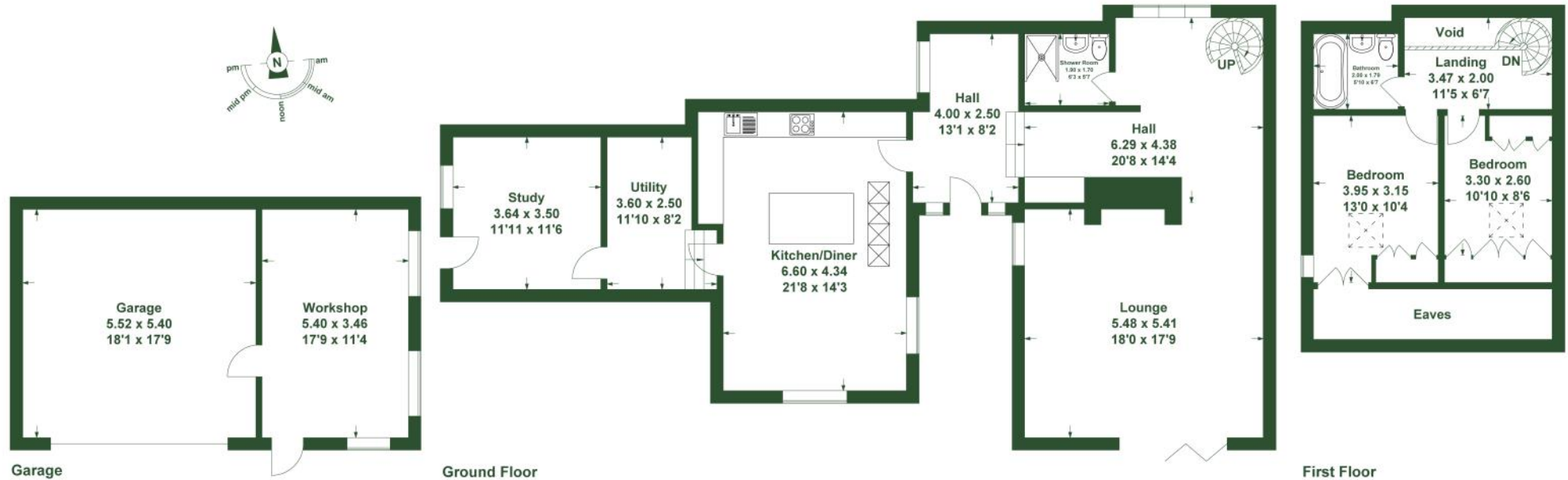
Mortgage Referrals: We refer some sellers and buyers to Key Mortgage Advice and other mortgage brokers. It is your decision whether you choose to deal with any person that we may refer you to including Key Mortgage Advice. Should you decide to use Key Mortgage Advice you should know that we would receive 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.

Photos Taken September 2026



Approximate Gross Internal Area : 152.17 sq m / 1638 sq ft
 Garage & Workshop : 49.30 sq m / 531 sq ft
 Total : 201.47 sq m / 2169 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.
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Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		76 C
55-68	D	60 D	
39-54	E		
21-38	F		
1-20	G		



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