



Rose Cottage, Main Street, Dent
Asking Price £450,000

Your Local Estate Agents
Thomson Hayton Winkley



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A delightful stone built cottage with spectacular views situated in the picturesque village of Dent. Having two reception rooms, conservatory, kitchen, utility room, three bedrooms, bathroom and a cloakroom. Outside offers generous gardens, a garage and gated driveway parking.





AMAZING
Grace



ROSE COTTAGE

An exceptionally appealing traditional stone built cottage with outstanding views pleasantly situated in Dent village within the Yorkshire Dales National Park. Dent has a thriving community and boasts a well renowned primary school, village store, church, Dent railway station, cafes and public houses. The location is just 5 miles from the many amenities available in Sedbergh, junction 37 of the M6 is within easy reach and the market town of Kirkby Lonsdale is 10 miles away.

The well proportioned accommodation, which retains many period features, briefly comprises an entrance hall, sitting/dining room, conservatory, kitchen, dining room/study, utility room and cloakroom on the ground floor and three double bedrooms and a bathroom on the first floor. The property benefits double glazing and oil fired heating.

Outside offers beautiful gardens to the front and rear, a garage and gated driveway parking.

The property is linked to the neighbouring property via the single storey utility room.

GROUND FLOOR

PORCH

5' 1" max x 4' 4" max (1.56m x 1.34m)

Feature painted and glazed door, radiator, fitted coat hooks and shelving.

SITTING/DINING ROOM

22' 10" max x 15' 10" max (6.97m x 4.85m)

Single glazed door and window to porch, double glazed patio doors to conservatory, two double glazed windows, three radiators, traditional open fireplace, recessed spotlights, picture rail.

CONSERVATORY

9' 10" x 9' 8" (3.02m x 2.95m)

Double glazed French doors, windows and roof, radiator, wall lights.

INNER HALL

3' 0" x 2' 11" (0.92m x 0.89m)

Single glazed window providing natural light from sitting room, double glazed window to stairwell, electric storage heater.

DINING ROOM/STUDY

12' 4" x 9' 8" (3.78m x 2.95m)

Double glazed window, radiator, fitted shelving to alcoves, recessed spotlights, wall lights.

KITCHEN

10' 11" max x 9' 2" max (3.34m x 2.81m)

Double glazed window, good range of base and wall units, stainless steel sink, understairs cupboard, freestanding electric cooker with extractor hood over, integrated dishwasher, space for fridge freezer, recessed spotlights, tiled splashbacks, tiled flooring.

UTILITY ROOM

12' 2" max x 7' 8" max (3.71m x 2.35m)

Double glazed door, double glazed window, good range of base and wall units, stainless steel sink, oil fired central heating boiler, washing machine, space for tumble dryer, fitted coat hooks, tiled splashbacks, tiled flooring.

CLOAKROOM

3' 11" max x 3' 1" max (1.21m x 0.95m)

Double glazed window, radiator, two piece suite comprises W.C. and wash hand basin with tiled splashback, tiled flooring.





FIRST FLOOR

LANDING

6' 1" max x 4' 1" max (1.87m x 1.25m)

Double glazed window.

BEDROOM

14' 3" max x 12' 4" max (4.35m x 3.76m)

Double glazed window, radiator, wash hand basin to vanity with tiled splashback, wall light with shaver point, fitted mirror, recessed spotlights, bedside wall lights.

BEDROOM

12' 3" max x 11' 1" max (3.75m x 3.40m)

Double glazed window, radiator, decorative painted cast iron fireplace, wash hand basin to vanity with tiled splashback, wall light with shaver point, fitted mirror, fitted coat hooks.

BEDROOM

9' 6" max x 9' 3" max (2.90m x 2.84m)

Double glazed window, two radiators, fitted wardrobe.

BATHROOM

9' 3" max x 7' 8" max (2.82m x 2.36m)

Double glazed window, radiator, wall mounted electric heater, four piece suite in white comprises W.C., wash hand basin, bath and fully panelled shower cubicle with thermostatic shower fitment, built in cupboard housing hot water cylinder, fitted de-misting mirror with lighting and glass shelf, partial tiling to walls, loft access.

OUTSIDE

Accessed via a gated gravelled driveway, the beautiful gardens and outdoor space include parking to the front of the garage, a well presented lawn bordered by established trees and shrubs, a decorative gravelled area and mature climbers frame the front of the cottage and feature entrance door. The rear of the property has a generous lawn which appears to flow into the bordering countryside and boasts breathtaking views. There are several seating options, a gravelled area with climbing plants to a decorative trellis, well stocked raised beds and a timber garden shed.

GARAGE

19' 6" x 9' 10" (5.96m x 3.00m)

Up and over door, double glazed pedestrian door, double glazed window, light and power, fitted shelving, mezzanine storage.

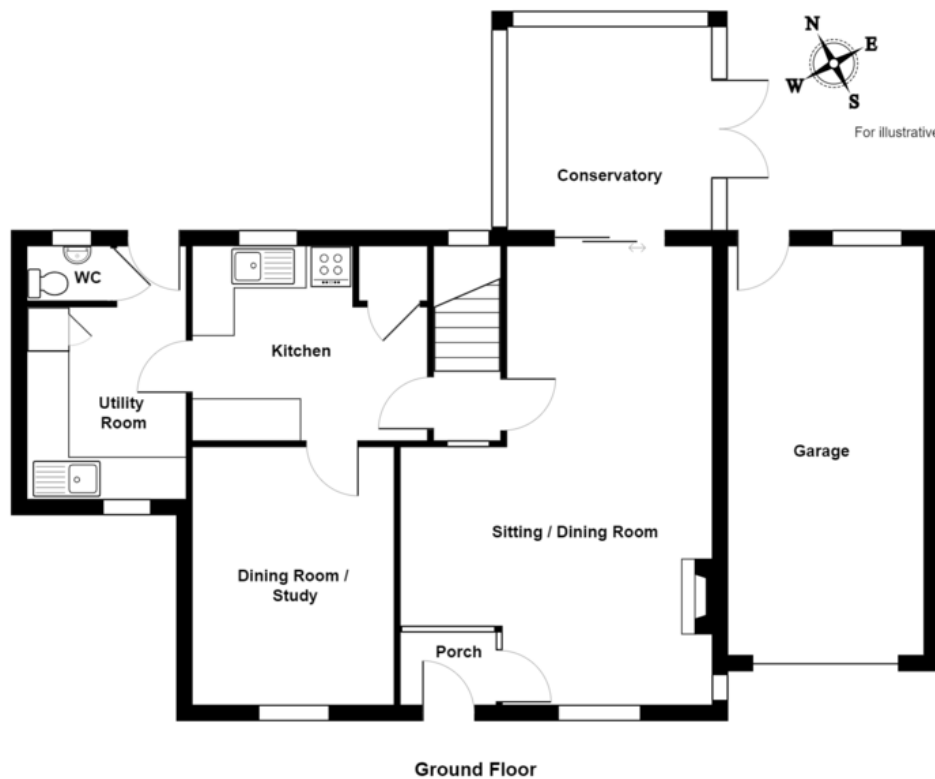
SERVICES

Mains electricity, mains water, oil fired heating, mains drainage.

COUNCIL TAX BANDING

Currently Band E as per the Valuation Office website.



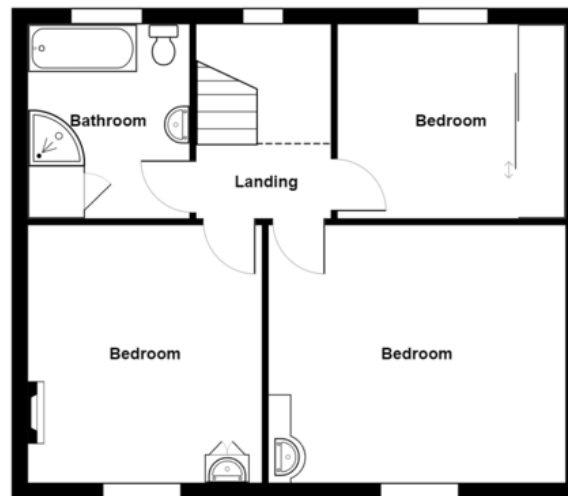


Ground Floor

Rose Cottage, Main Street, Dent, LA10 5QL

Total Area: 140.4 m² ... 1511 ft²

For illustrative purposes only - not to scale. The position and size of features are approximate only.
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First Floor

Score	Energy rating	Current	Potential
92+	A		
81-91	B		83 B
69-80	C		
55-68	D		
39-54	E	44 E	
21-38	F		
1-20	G		

DIRECTIONS

Enter Dent village from the direction of Sedbergh or Barbon and proceed along Main Street on to the cobbled road passing the Sun Inn to turn right marked Deepdale & Ingleton. Continue, leaving the cobbled road to find Rose Cottage located on the left opposite The Bath House building.

WHAT3WORDS:

super.baseline.skate

Important Notice

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