



High Croft incorporating Brooks Barn  
Asking Price £570,000

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**Thomson Hayton Winkley**



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A rare opportunity to purchase a versatile detached house with integral apartment located on the fringe of Dent village with spectacular views. Having four bedrooms, three reception rooms, two kitchens, home office, utility room, pantry, cloakroom, workshop, generous gardens and parking.













## HIGH CROFT INCORPORATING BROOKS BARN

A traditional stone built versatile detached property which offers the option of independent living via Brooks Barn, an integral apartment with its own external access which can be closed off from the main house providing one or two bedroom accommodation. High Croft incorporating Brooks Barn, which boasts outstanding countryside and fell views, is pleasantly situated on the fringe of Dent village within the Yorkshire Dales National Park. Dent has a thriving community and boasts a well renowned primary school, village store, church, cafes, public houses and Dent railway station, which is 2.7 miles east of the house. 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 entrance hall, sitting room, dining kitchen, lounge, home office, utility room, pantry, cloakroom and rear porch to the ground floor and open plan kitchen, dining and living space, four double bedrooms, with one having an en suite bathroom, a family bathroom, shower room and a store on the first floor. The property benefits from double glazing to the most part, has LPG heating and B4RN superfast broadband.

Outside offers generous gardens, which take full advantage of the beautiful views, ample driveway parking, a stone built workshop and a timber garden shed with light and power.

This appealing property is offered for sale with no upper chain.

### GROUND FLOOR

#### ENTRANCE HALL

16' 2" max x 6' 4" max (4.93m x 1.94m)

Double glazed door and window, radiator with decorative cover, understairs cupboard, exposed beams, flagged flooring.

#### DINING KITCHEN

22' 0" max x 11' 0" max (6.72m x 3.37m)

Two double glazed sliding sash windows, radiator, base and wall units, Belfast sink to granite worktop, Rayburn range cooker with feature stone lintel, tiled splashbacks, flagged flooring.

#### SNUG

12' 3" max x 10' 0" max (3.74m x 3.06m)

Double glazed sliding sash window, radiator, decorative fire surround, fitted mirror and shelving, exposed beams, flagged flooring.

#### SITTING ROOM

21' 7" max x 11' 9" max (6.59m x 3.60m)

Double glazed door, two double glazed windows, freestanding woodburning stove, high level shelving, exposed beams, stonework, and floorboards.

#### HOME OFFICE

12' 0" max x 8' 9" max (3.67m x 2.67m)

Double glazed window, fitted cupboards, exposed floorboards.

#### UTILITY ROOM

10' 0" max x 9' 0" max (3.06m x 2.75m)

Timber door, two double glazed windows, base units, stainless steel sink, built in cloaks and storage cupboards, LPG boiler, exposed beams, flagged flooring.

#### INNER HALL

8' 8" max x 4' 1" max (2.66m x 1.26m)

Radiator, exposed stone feature, fitted coat hooks, tiled flooring.

#### PANTRY

5' 3" max x 4' 3" max (1.62m x 1.32m)

Single glazed window, stone worktop and shelving, fitted shelving, tiled flooring.

#### CLOAKROOM

4' 5" max x 3' 0" max (1.35m x 0.92m)

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

#### PORCH

5' 10" max x 5' 5" max (1.80m x 1.66m)

Double glazed door and windows, light and power, tiled flooring.









## FIRST FLOOR

### LANDING

6' 3" x 2' 11" (1.93m x 0.90m)

Double glazed window, coving, loft access.

### BEDROOM

14' 11" max x 12' 4" max (4.57m x 3.78m)

Double glazed sliding sash window, radiator, wall lights, coving, exposed floorboards.

### EN SUITE

9' 0" max x 5' 8" max (2.76m x 1.74m)

Double glazed sliding sash window, heated towel radiator, three piece suite in white comprises W.C., wash hand basin and bath with electric shower over, built in cupboard housing hot water cylinder, fitted mirrored wall unit, fitted mirror and glass shelf, extractor fan, recessed spotlights, partial tiling to walls, exposed floorboards.

### BEDROOM

12' 2" max x 11' 9" max (3.73m x 3.60m)

Double glazed sliding sash window, radiator, built in cupboards, coving, exposed floorboards.

### BATHROOM

9' 2" max x 5' 8" max (2.81m x 1.74m)

Heated towel radiator, three piece suite in white comprises W.C., wash hand basin and bath with thermostatic shower over, built in cupboard housing plumbing for washing machine, fitted glass shelf, extractor fan, recessed spotlights, partial tiling to walls, exposed floorboards.

## BEDROOM/LOUNGE

10' 4" x 8' 5" (3.15m x 2.57m)

Double glazed sliding sash window with window seat, radiator, coving, exposed floorboards.

### BEDROOM

12' 1" x 9' 1" (3.70m x 2.78m)

Double glazed window, radiator, exposed floorboards.

## KITCHEN, DINING AND LIVING SPACE

20' 10" x 12' 0" (6.36m x 3.67m)

Double glazed door and windows, two radiators, base and wall units, stainless steel sink, built in oven, electric hob with extractor hood over, space for fridge, plumbing for dishwasher, fitted coat hooks, exposed beams and floorboards.

### INNER HALL

2' 11" x 2' 7" (0.89m x 0.79m)

Exposed floorboards.

### SHOWER ROOM

8' 5" max x 5' 5" max (2.59m x 1.67m)

Heated towel radiator, three piece suite in white comprises W.C. with concealed cistern, wash hand basin to vanity and fully tiled shower with thermostatic shower fitment, fitted mirror with lighting and shaver point, fitted wall unit, extractor fan, recessed spotlights, partial tiling to walls, tiled flooring, loft access.

## STORE

5' 4" x 3' 3" (1.65m x 1.00m)

Light and power, plumbing for washing machine, fitted shelving and coat hooks.

## OUTSIDE

Accessed via a gated gravelled driveway, the gardens and outdoor space take full advantage of the countryside and fell views and include ample parking for several vehicles, lawns to the front and rear, a paved patio, gravelled seating area, a variety of established trees and shrubs, workshop, garden shed and a water supply.

## WORKSHOP

11' 3" max x 10' 4" max (3.43m x 3.16m)

Timber door, two single glazed windows, light and power, fitted workbench and shelving.

## GARDEN SHED

11' 10" x 5' 8" (3.62m x 1.73m)

Timber door, single glazed window, light and power.

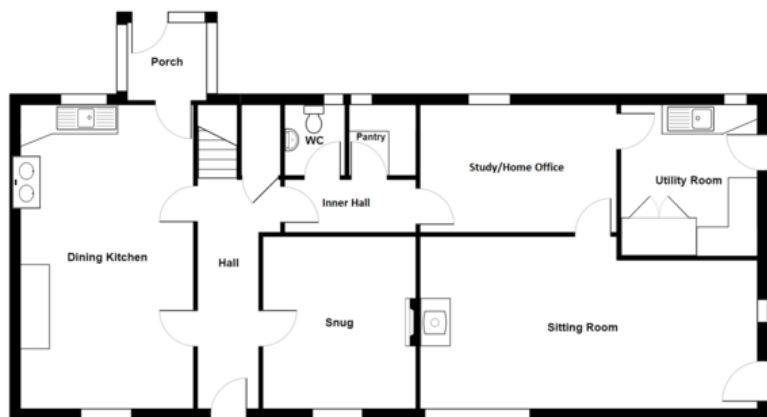
## SERVICES

Mains electricity, LPG gas, mains water (TBC) non mains drainage.

## COUNCIL TAX BANDING

Currently band D as per the Valuation Office website.





Ground Floor



First Floor

High Croft (incorporating Brooks Barn), Dent

Total Area: 202.1 m<sup>2</sup> ... 2176 ft<sup>2</sup>

For illustrative purposes only - not to scale. The position and size of features are approximate only.  
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Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		79   C
55-68	D		
39-54	E		
21-38	F	34   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 and at the George & Dragon bear left in to Beech Hill. Continue along Beech Hill and once you pass Sundial Cottage and Bankland you will find the entrance clearly marked on the left with signs for both High Croft and Brooks Barn.

WHAT3WORDS:  
paving.units.subplot

## Important Notice

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