



Tom O'sals Cottage,
Queens Square, Dent, Sedbergh
Cumbria LA10 5QW

Cobble Country
Dales & lakes

Town & Country Property Agents Est. 1992



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Tom O'Sals Cottage is a fantastic opportunity to purchase a one bedroom characterful cottage in the heart of the charming village of Dent in the Yorkshire Dales National Park. Dent is steeped in history and the only village in the beautiful valley of Dentdale. Home to the famous geologist Adam Sedgwick known as one of the founders of modern geology. It is also a perfect location for walks and exploring the surrounding countryside including the Lake District.

The property is full of interesting features including exposed stone lintel and wood engineered flooring in the lounge.

The accommodation comprises of an entrance directly into the lounge with wood burning stove and galley kitchen to the rear. Stairs off to the first floor take you to the bedroom and bathroom.

The property benefits from UPVC double glazing, B4RN (Wifi), mains electric, water and drainage.

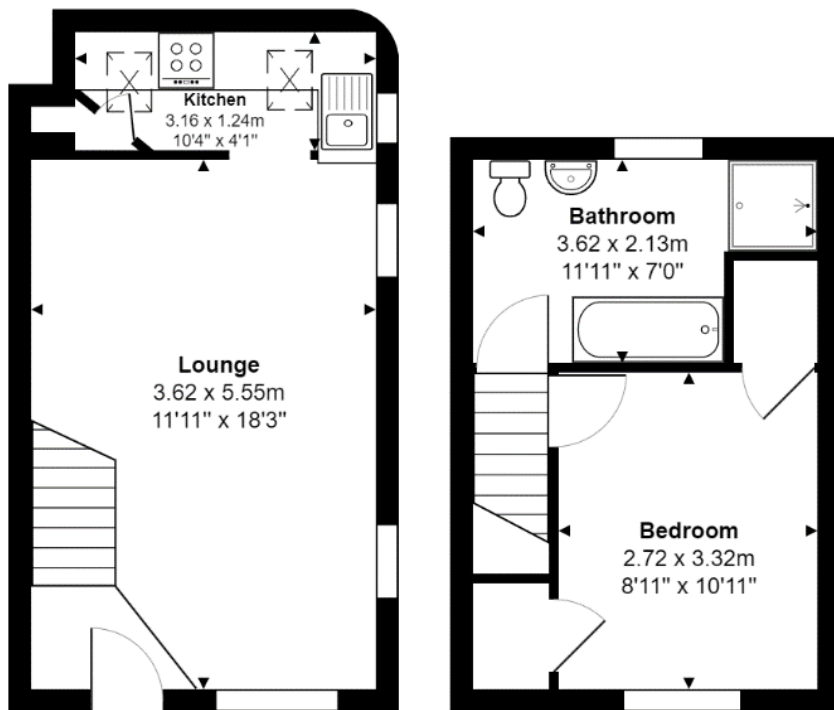
Externally, there is a small shed across the shared yard at the rear. There is unrestricted parking in very close proximity to the property, residents can acquire a parking permit for the village car park approximately 200 yards away.

This characterful cottage lends itself to first time buyers, a second home or a holiday let.

Viewings highly recommended to appreciate the space and its surroundings.

Guide price £195,000





Ground Floor

First Floor

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

Mains Electric, water and drainage.

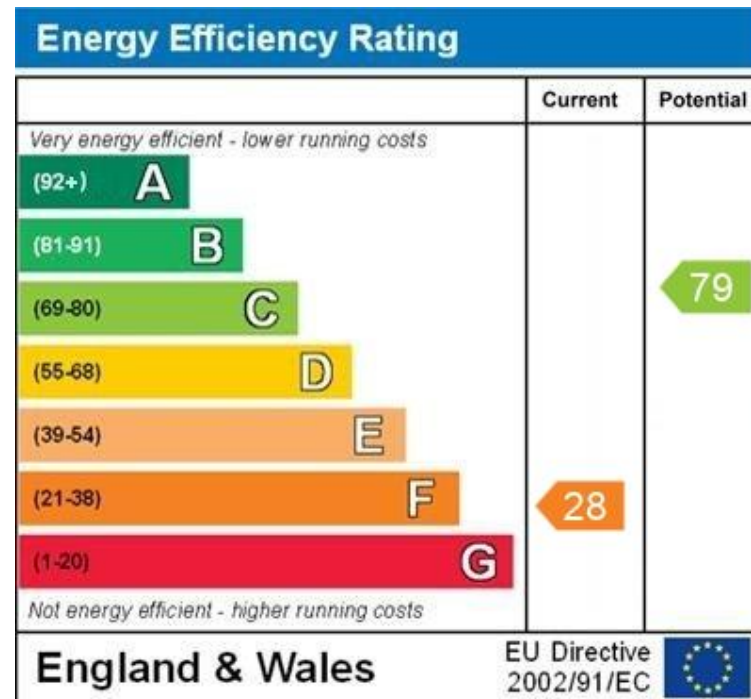
TENURE

We are advised by the vender that the property is Freehold.

COUNCIL TAX BAND

We are advised that the property is currently in Band B.

Cobble Country wish to advise prospective purchasers that we have not checked the services or appliances. The sales particulars have been prepared as a guide only; any floor-plan or map is for illustrative purposes only. Cobble Country, for themselves and for the vendors or lessors of this property whose agents they are give notice that: the particulars have been produced in good faith; do not constitute any part of a contract; no person in the employment of Cobble Country has any authority to make or give any representation of warranty in relation to this property.



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DIRECTIONS

Heading through Dent Main Street, take a right turn at the George and Dragon pub. Take the next left into Queens Square and the property is on the left.

VIEWINGS: Viewings are strictly by arrangement with the sole agent:

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