



Beckwell Main Street  
Sedbergh, Cumbria LA10 5QL

Cobble Country  
*Dales & lakes*

*Town & Country Property Agents Est. 1992*



# Beckwell, Main Street Sedbergh, Cumbria LA10 5QL

A fantastic opportunity to purchase a spacious characterful cottage in the heart of the beautiful Village of Dent in the Yorkshire Dales National Park. The property is full of interesting features and complimentary fixtures and fittings.

The accommodation comprises of an open plan lounge with wood burning stove through to dining area and kitchen. To the first floor, two double bedrooms one with ensuite and the house bathroom. Stairs lead to the second floor into a versatile attic room with open plan bedroom or living space with vaulted ceiling and large original windows. A large basement offers ample storage and utility space, access is gained externally to the front right of the cottage.

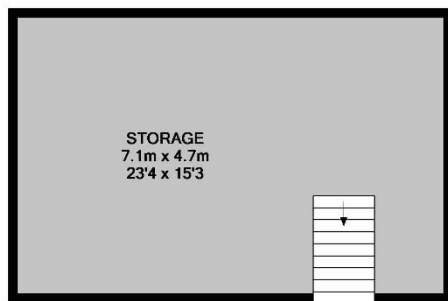
There is unrestricted parking in very close proximity to the property, residents can acquire a parking permit for the village car park approximately 200 yards away.

This characterful cottage lends itself to family living, a second home or to be run as a holiday let as in previous years.

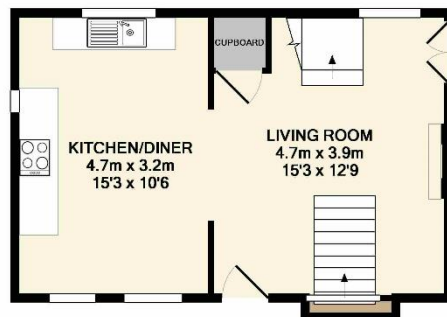
Viewings highly recommended to appreciate the space and it's surroundings.

**Guide price £340,000**





BASEMENT LEVEL  
APPROX. FLOOR  
AREA 33.0 SQ.M.  
(355 SQ.FT.)



GROUND FLOOR  
APPROX. FLOOR  
AREA 33.4 SQ.M.  
(359 SQ.FT.)



1ST FLOOR  
APPROX. FLOOR  
AREA 32.6 SQ.M.  
(351 SQ.FT.)



2ND FLOOR  
APPROX. FLOOR  
AREA 32.9 SQ.M.  
(354 SQ.FT.)

TOTAL APPROX. FLOOR AREA 131.9 SQ.M. (1420 SQ.FT.)  
Measurements are approximate. Not to scale. Illustrative purposes only  
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## SERVICES

Mains electric, water and drainage.

## TENURE

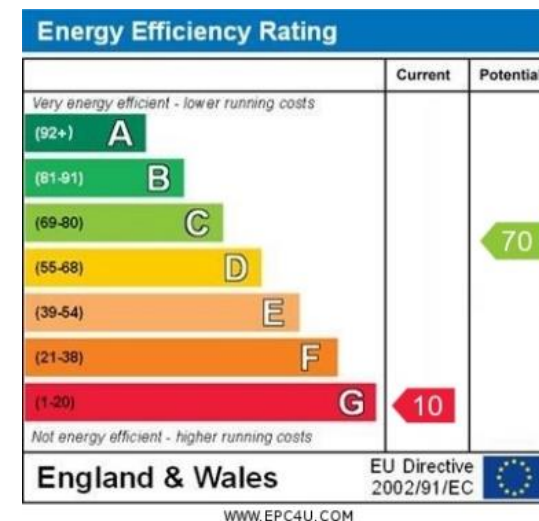
We are advised by the vender that the property is Freehold.

## COUNCIL TAX BAND

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

## DIRECTIONS

If you enter Dent from the Sedbergh / Kirkby Lonsdale direction continue into the heart of the Village on the cobbles and this Cottage is on the left just opposite the George and Dragon.



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

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