



The Old Diary, Gibbs Hall,  
Dent, Sedbergh, Cumbria, LA10 5TG

Cobble Country  
*Dales & lakes*

*Town & Country Property Agents Est. 1992*



# The Old Dairy, Gibbs Hall, Sedbergh, Cumbria LA10 5TG

The Old Dairy is a charming 2 bedroom single storey cottage with plenty of character and converted some 30 years ago by a well known local builder.

The cottage is a couple of miles out of the charming, cobbled village of Dent within the Yorkshire Dales National Park. The village is steeped in history and the only one in the beautiful valley of Dentdale. Dent is the home of the famous geologist Adam Sedgwick known as one of the founders of modern geology, it's boasts a cafe, pubs, a thriving primary school and nursery.

It is the perfect location for walks and exploring the dales and surrounding countryside.

On entering the cottage you are led into the open plan lounge and dining area where there is a open fire in a stone fireplace and flagged hearth. There is stone flooring throughout this room with wooden beams and feature stone walls at either end. To the left is the kitchen with wall and base units, single stainless-steel sink, built in electric oven and hob and handy cupboard. The 2 bedrooms are to the rear of the property along with the bathroom which has a white suite comprising of a bath with shower over, wash basin and wc.

There are electric heaters and multi pane wooden single glazed windows throughout the property.

B4RN, the high speed rural internet and a BT phone line are currently connected to the property.

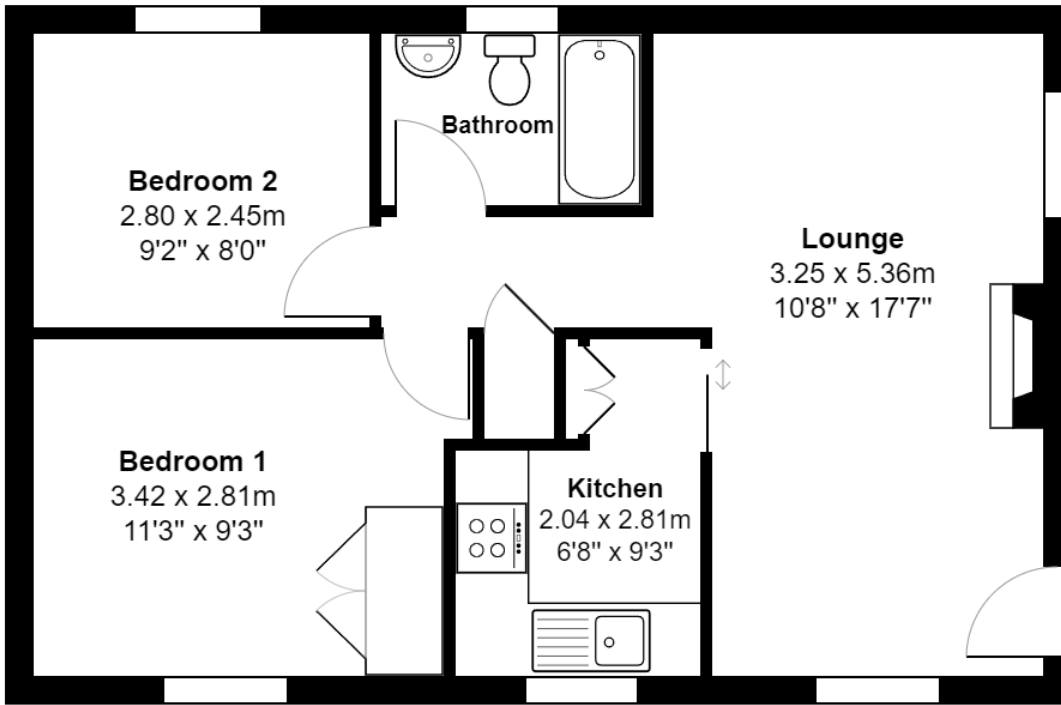
Externally there is parking one car on a gravelled drive, an orchard garden, low shed for outside storage and patio area with room for a table and chairs.

The cottage lends itself to a holiday let, second home or retirees.

Viewings are highly recommended to appreciate the cottage and the countryside surroundings.

**Guide price £190,000.**

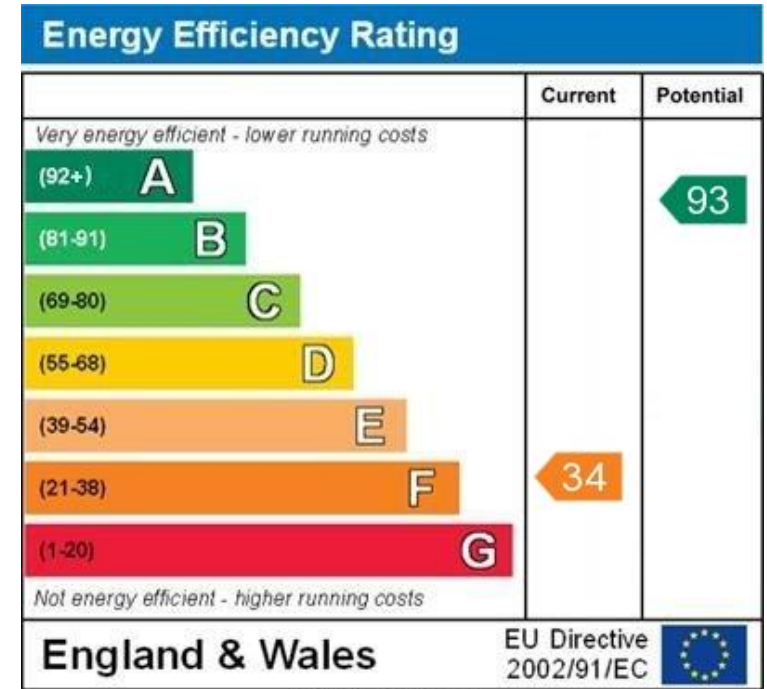




For illustrative purposes only - not to scale. The position and size of features are approximate only.  
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### DIRECTIONS

In the village of Dent, take the left hand fork at the 'George and Dragon'. Continue straight along this road heading towards 'Cowgill' for approximately 2.1 miles. The Old Dairy is on the left up the gravelled driveway.



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### SERVICES

Mains, electric and water with a septic tank for 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.

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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