



The Barn Laning, Dent  
£390,000





## The Barn Laning

Dent, Sedbergh

Introducing this three bedroom semi-detached, architectural award-winning barn conversion, located in the village of Dent, a truly unique property steeped in character and potential.

Located for ultimate convenience, this property provides easy access to village amenities and boasts good road links to local towns and villages, ensuring residents a perfect balance of tranquility and accessibility.

The ground floor beckons with its inviting open plan, kitchen at the front, and spacious living area at the rear leading to the sheltered patio and garden. Also on this floor is a bedroom and a shower room with basin and toilet. As you ascend to the first floor, you are greeted by a light airy lounge boasting an open pitched ceiling with large beams. With stunning panoramic views, it is a tranquil retreat to unwind and enjoy the beauty of the surroundings. A second bathroom can be found on the first floor as well, to serve the upper two bedrooms. While the property may need minor renovation, its potential shines through, ready for a new owner to make their own. The property's roof has recently been stripped, re-slatted and insulated, the front wall repointed, and all exterior doors and windows repainted.

Step outside and discover a picturesque garden at the rear of the property. A paved patio area beckons for al-fresco dining or enjoying a morning coffee, while a lush lawn with whimsical stepping stones running through the middle adds character and charm to the outdoor space. Planted beds on each side complete the picture-perfect scene, creating a serene ambience for relaxation and enjoyment. To the left of the garden, a large single garage stands ready to shelter a vehicle and provide additional storage space, ensuring practicality and convenience for residents. Further enhancing the property's appeal, there is driveway parking by the garage, offering ample space for multiple vehicles. It ensures ease of access for residents and visitors alike,



- Architectural award-winning semi-detached barn conversion
- Open plan living area with kitchen
- Three bedrooms with two being on the first floor
- Lounge located on the first floor with stunning views
- Two bathrooms with one being on each floor
- Delightful garden to the rear
- Garage and driveway parking
- In need of renovation however the roof has been renewed with new insulation
- Easy access to the village amenities, and road links to local towns and villages.
- Being sold with no upper chain

Upon arriving in Dent, The Barn Laning can be found on the left after the Meadowside Cafe opposite the Methodist Chapel..

WHAT3WORDS:///radar.subtitle.destined

Council Tax band: D

Tenure: Freehold

EPC Energy Efficiency Rating: F

EPC Environmental Impact Rating:







## GROUND FLOOR

### ENTRANCE HALL

6' 4" x 3' 7" (1.94m x 1.09m)

### OPEN PLAN LIVING AREA

23' 2" x 16' 0" (7.07m x 4.88m)

### BEDROOM

10' 8" x 5' 10" (3.24m x 1.77m)

### BATHROOM

6' 5" x 6' 3" (1.95m x 1.91m)

## FIRST FLOOR

### LOUNGE

16' 0" x 14' 1" (4.88m x 4.29m)

### BEDROOM

15' 9" x 8' 0" (4.81m x 2.43m)

### INNER HALLWAY

6' 2" x 3' 10" (1.89m x 1.18m)

### BEDROOM

11' 0" x 6' 0" (3.35m x 1.82m)

### BATHROOM

6' 0" x 6' 0" (1.84m x 1.82m)

## IDENTIFICATION CHECKS

Should a purchaser(s) have an offer accepted on a property marketed by THW Estate Agents they will need to undertake an identification check. This is done to meet our obligation under Anti Money Laundering Regulations (AML) and is a legal requirement. We use a specialist third party service to verify your identity. The cost of these checks is £43.20 inc. VAT per buyer, which is paid in advance, when an offer is agreed and prior to a sales memorandum being issued. This charge is non-refundable.

## EPC RATING F

## SERVICE

Mains electric, mains water, mains drainage





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## THW Estate Agents

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