



Geslings, Deepdale Lane, Dent, Cumbria LA10 5QT

Sedbergh 6 miles

Kendal 17 miles

M6 Motorway J37 9 miles

Dent is a charming village with a cobbled main street, convenient public car park and a select number of shops, cafes and Inns. Sedbergh is a market town only six miles away with an extensive range of shops, stores, park, recreational facilities, renowned boarding school and educational facilities.

Geslings is located to the east of Dent Village on Deepdale Lane which has access from the cobbled main street by turning off at the George and Dragon Inn and travelling only 500 yards to the field gate where Geslings farmland adjoins Deepdale Lane. At present there is no parking or vehicular road to Geslings Farmhouse so parking in the village and walking to the property will prove most convenient.

Method of Sale is by informal tender. Tenders should be completed in accordance with the prescribed form provided by the selling agents and submitted by hand to the offices of the selling agents, posted or emailed, to arrive on or before midday Wednesday 12th June 2024. Acceptance of a successful tender will be subject to a non returnable deposit of £1,000 to be paid by bank transfer within 24 hours of acceptance and whilst not returnable the sale price will be reduced by the amount of £1,000. Acceptance of a successful tender will be on the understanding that exchange of sale contracts will take place within 28 days from acceptance of the tender followed by completion of sale within 7 days from exchange of sale contracts.

Legal Pack including local searches and draft sale contract is available on request. The purchaser will be required to reimburse the vendor for the cost of searches.

Survey Pack including a structural survey report dated 15/12/2022 on Geslings House, Electricity quotation cost dated 03/07/2023 and Access Drive construction quotation cost dated 17/04/2023 is available on request.

Price Guide £450,000

Viewing is by appointment with the Selling Agents who will try to accommodate all reasonable requests to view in normal office hours.

Selling Agents Richard Turner & Son, Old Sawley Grange, Sawley, Clitheroe BB7 4LH Tel 01200 441351 Email sawley@rturner.co.uk

Please Note: In order for selling agents to comply with HM Revenue and Customs (HMRC) Anti-Money Laundering regulations we are now obliged to ask all purchasers to complete an Identification Verification Questionnaire form which will include provision of prescribed information (identity documentation etc.) and a search via Experian to verify information provided however please note the Experian search will NOT involve a credit search.

MISREPRESENTATION ACT 1967:

Richard Turner & Son, for themselves and for the vendors or lessors of these properties whose agents they are, give notice that these particulars do not constitute any part of an offer or a contract. All statements contained in these particulars as to these properties are made without responsibility on the part of Richard Turner & Son or the vendors or lessors, none of the statements contained in these particulars as to these properties are to be relied on as statements or representations of fact and any intending purchasers or lessees must satisfy themselves by inspection or otherwise as to the correctness of each of the statements contained in these particulars. The vendor or lessors do not make or give and neither Richard Turner & Son nor any person in their employment, has any authority to make or give any representation of warranty whatever in relation to these properties.



Geslings is Grade 2 listed under Historic England Ref 1383872 as a farmhouse with attached barn converted to a dwelling at an early date all unoccupied and used as a store and stock shelter. Probably late seventeenth century, extended in the eighteenth century, altered and recently restored externally. Roughly coursed sandstone rubble with quoins under a stone slate roof. The building is listed for its special or historic interest. Full details of the listing are available from the selling agents.

Internal measurements are as follows.

External Front Entrance Porch 6' 0" x 4' 0"

Room 1 16' 0" x 13' 6" with fireplace, gable and two front windows

Room 2 18' 3" x 16' 3" with fireplace and two front windows

Room 3 16' 3" x 11' 3" with fireplace, front window and doors front and rear

Room 4 11' 6" x 8' 0" with gable and front windows

Room 5 11' 6" x 7' 0" with gable and rear windows

The Barn to the north east of Geslings is Grade 2 listed under Historic England Ref 138873 as a bank barn probably later eighteenth century or early nineteenth century. Roughly coursed sandstone rubble with through stones and quoins, asbestos sheet roof, rectangular plan on north-south axis, at right angles to slope, with shippon under north end, leanto added to south end and wagon doorways front and rear. The building is listed for its special or historic interest. Full details of the listing are available from the selling agents.

Internal measurements are as follows.

Main Floor 33' 0" x 24' 0" with wagon doorways 7' 6" wide front elevation and 7' 3" wide rear elevation.

Leanto in two sections 11' 6" x 10' 6" with gable door and front window and 11' 6" x 10' 6" with front door and gable window.

Lower Ground Floor Shippon 19' 0" x 24' 0".

The farmland extends to the front and rear of the farmhouse and barn with Smorthwaite Beck running inside and outside the north west boundary. A spring rises from the land to the rear of the farmhouse and barn. The land is all down to grass with a steep gradient south to north with the northerly end adjoining Deepdale Lane. In all the property extends to 5.30 acres or thereabouts.

Services The property has a historic water supply. The source is shared with the neighbouring property known as East Banks Farmhouse. There is also a spring just south of the land (running south to north) that has the potential to be used as a separate private supply. The purchasers will have the rights reserved in order to access this supply, install, maintain, repair and replace the necessary equipment to use this spring as a water supply. There is no electricity supply but a quotation dated 3rd July 2023 from Electricity North West is available on request. Planning permission has been granted for a new access road from Deepdale Lane to the farmhouse and barn and a quotation dated 17th April 2023 for the cost of the work is available on request. B4RN computer internet is available at a connection cost of £60 and reasonable monthly charges.

Planning Permission has been approved by the The Yorkshire Dales National Park Authority to convert the detached barn into a dwelling with Lower Ground Floor kitchen and dining area, Ground Floor lounge, study, utility, inner hall with entrance to ensuite bedroom 3, bedroom 4 and stairway to first floor bedroom 1 with ensuite and dressing room, bedroom 2 and bathroom with shower closet. Occupancy is restricted to short term holiday lets or permanent residency under local occupancy rules of the The Yorkshire Dales National Park Authority possibly extended to the area covered by the Westmorland and Furness District Council.

Local Occupancy Condition (Section 106) This only relates to the conversion of the stonebuilt barn. Geslings House has normal residential status and is not subject to a section 106 restricted occupancy clause.

Extensive View



Barn with view



Barn and House



Barn Front Elevation



Smorthwaite Beck



House Interior



House Interior



House Interior



House Interior



Barn Interior



Barn Interior

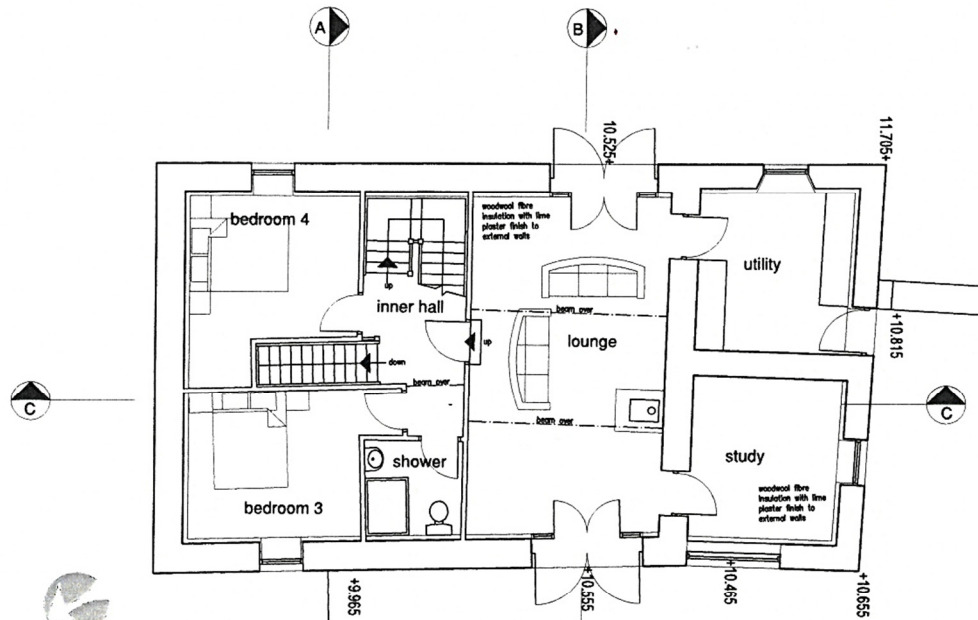


Stream to the rear of the House

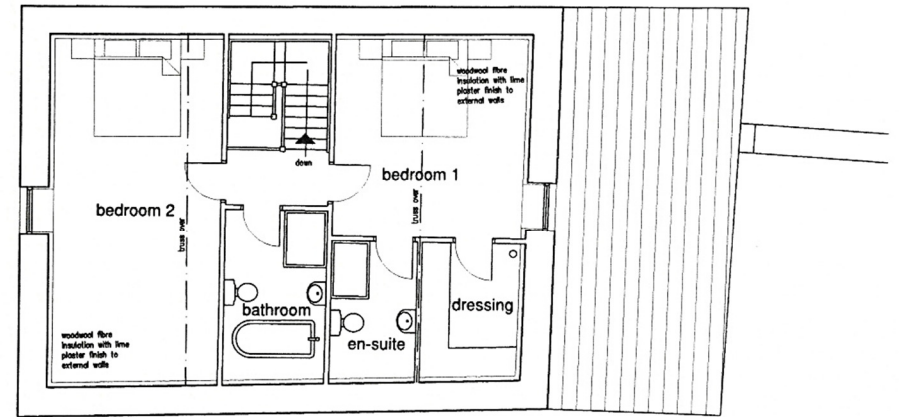


Deepdale Lane Field Gate

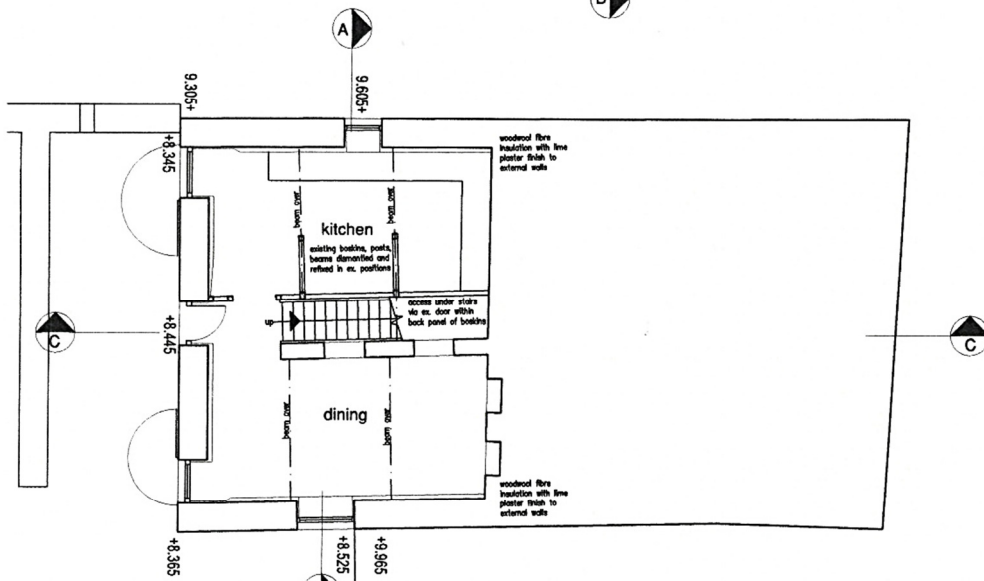




Ground Floor Plan



First Floor Plan



Basement Plan

SUPERSEDED

YORKSHIRE DALES
National Park Authority

RECEIVED
07 Feb 2023

Revision	Date

Stephen Craven Building Design

Chartered Architectural Technologist and Building Design Consultant

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job:
Proposed Barn Conversion
Gesings
Daspdale Lane
Dent
client:
Victoria Brown

drawing:
Proposed Plans

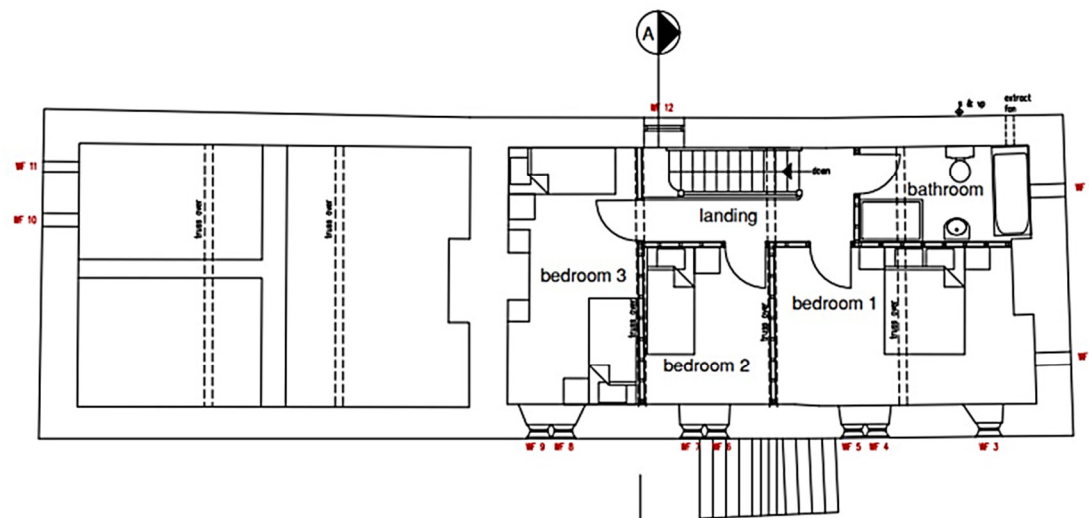
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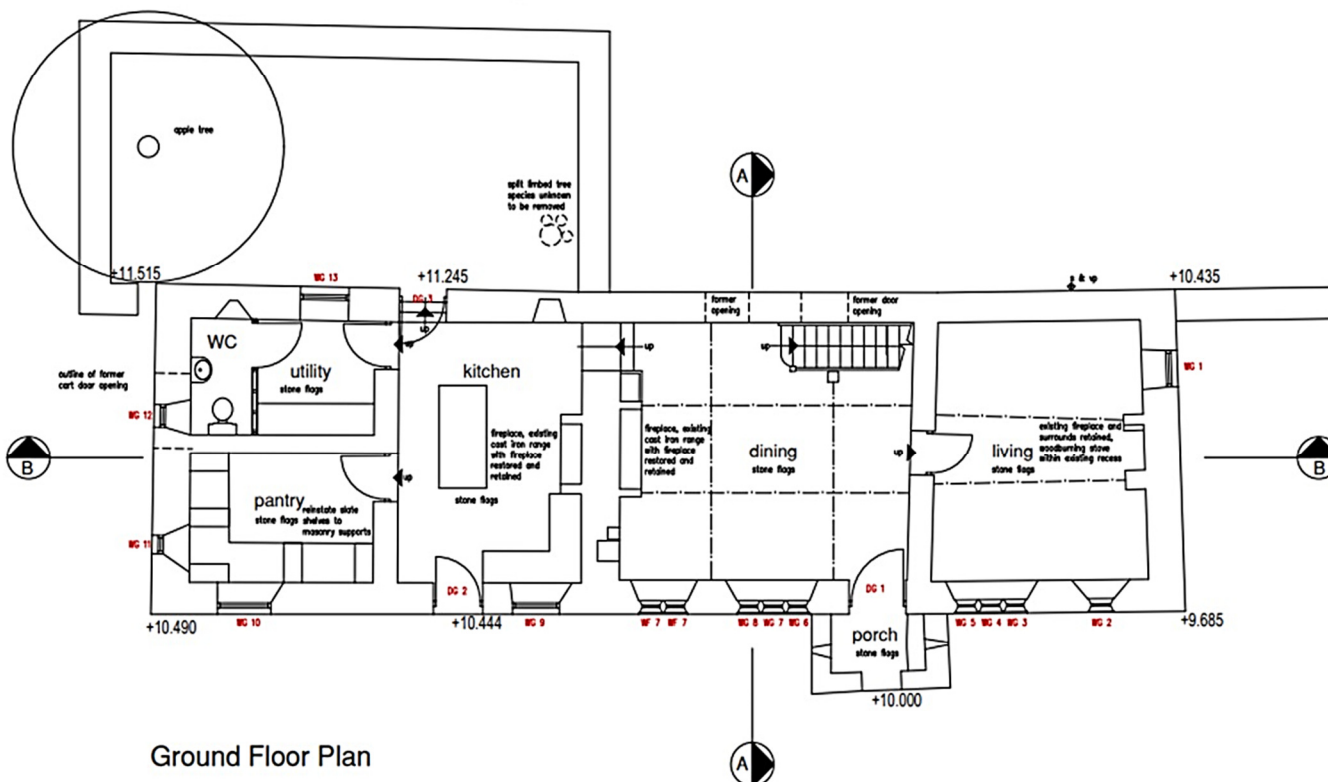


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First Floor Plan



Ground Floor Plan

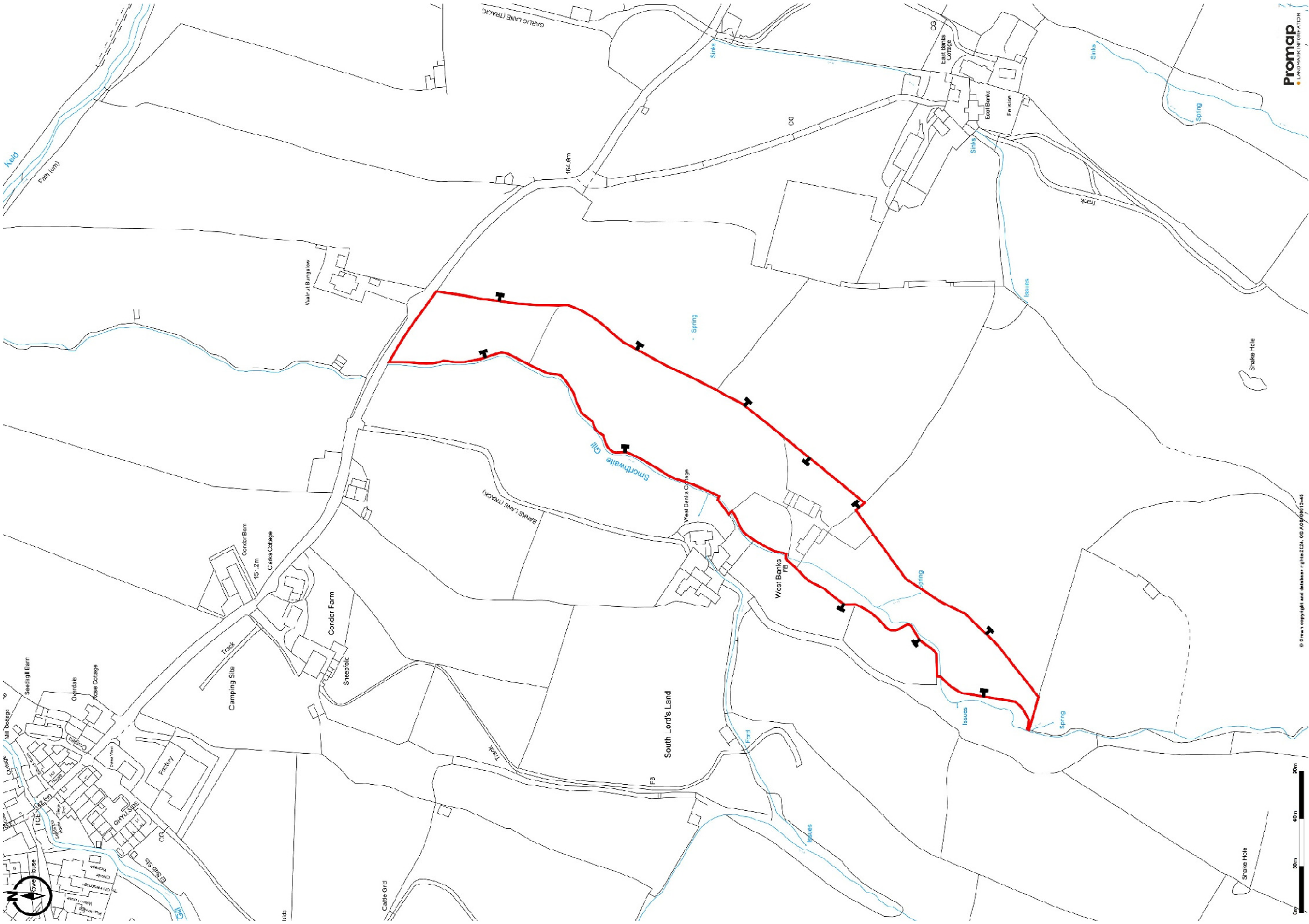
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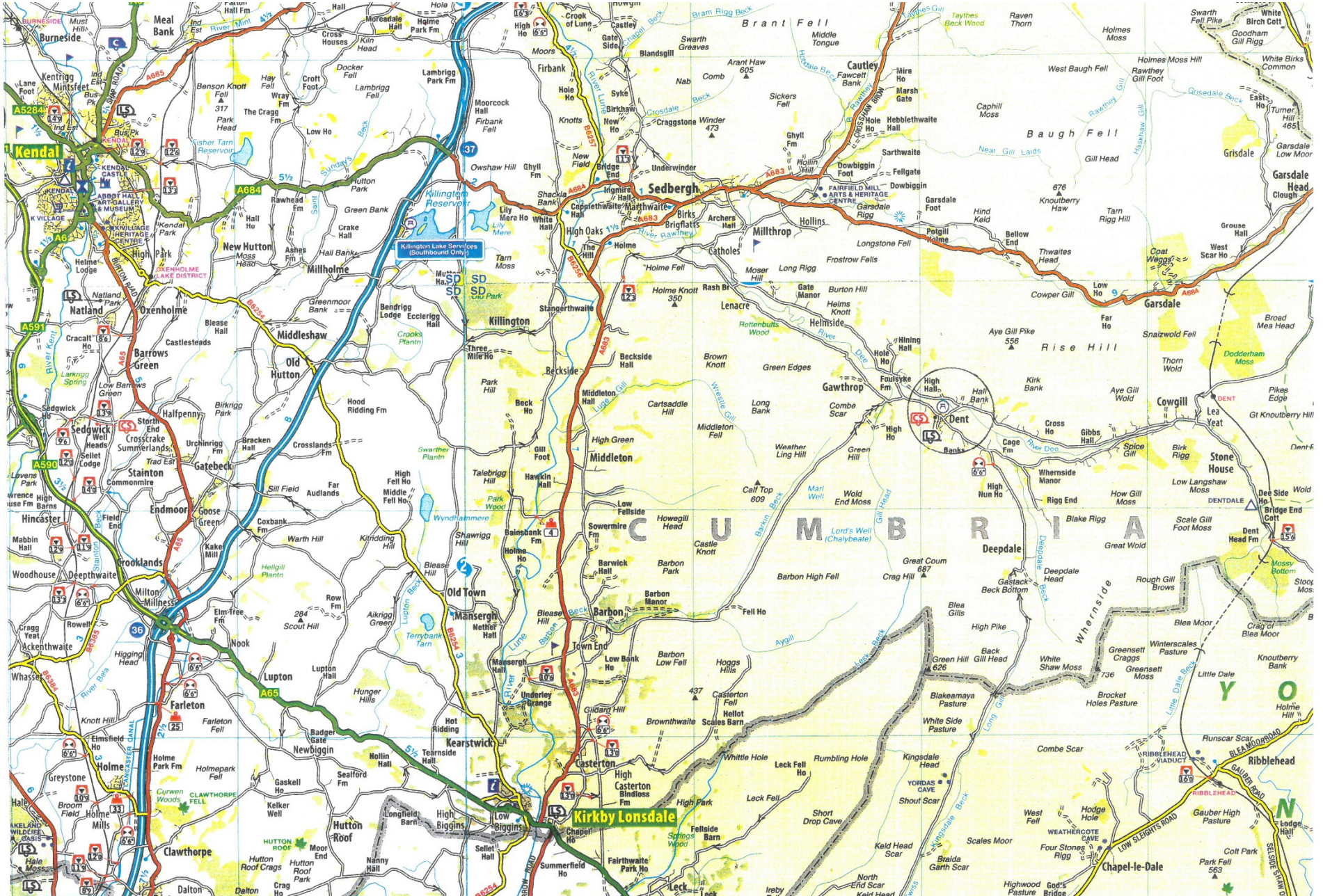
job: Proposed Re-Occupation of Former Dwelling Geslings Farmhouse Deepdale Lane Dent		
client: Victoria Brown		
drawing: Proposed Floor Plans		
scale: 1:50 @ A1	date: 10/22	drawn: smc
job no: 34/2022	drawing no: 07	-



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