

**Mountain View, Beech Hill, Dent,
Cumbria LA10 5QN**



Sedbergh – 6 Miles

Junction 37 M6 Motorway – 9 Miles

Mountain View, Beech Hill, Dent, Cumbria, LA10 5QN

A charming two bedroom stone built cottage situate on the edge of Dent village holding far reaching views of open unspoilt rural scenery. Dent village is a thriving small community with school, shops, inns, church and recreation areas, Mountain View affords spacious accommodation for a cottage with open aspect from the north to the south east enjoying the best of daylight and sunshine. Refurbishment and decoration will be a priority but the present accommodation is appealing with the advantage of front and rear gardens and car parking. The market towns of Sedbergh, Hawes, Kendal and Kirkby Lonsdale are all within easy reach.

Mountain View is semi-detached of traditional stone built structure under a slate roof with timber framed conservatory to the rear leading through from the kitchen to the rear stone flagged area with stone wall boundaries, flower borders and looking over a stream bordering the east boundary wall. Two steps down from one side of the conservatory is a semi basement boiler room and store above which is a timber framed felt roof sun lounge with access from the half landing in the cottage which also opens out onto a boarded and iron railing walkway with steps down to the rear garden area.

Viewing is strictly by appointment through the selling agents - Richard Turner & Son, Old Sawley Grange, Sawley, Clitheroe BB7 4LH. Tel. 01200 441351 or email to sawley@rtturner.co.uk

Council Tax rated E

Energy Performance Certificate rated F

Price Offers in writing circa £325,000 seriously considered

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.

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Ground Floor

Front Entrance Vestibule with entrances to the sitting room and lounge.

Sitting Room 13' 4" x 13' 4" with front window, boarded floor with fitted carpet, tiled fireplace, wall radiator and glazed door to the kitchen.

Lounge 14' 5" x 12' 5" with front window and two gable windows, boarded floor with fitted carpet, tiled fireplace with tiled canopy and electric coal effect stove, two wall radiators and entrance to the inner hall.

Inner Hall with understair utility 8' 6" x 6' 7" with lino floor covering, shelving, electric meter and trip box, wall radiator at the base of the stairway and entrance to the kitchen.

Kitchen 13' 5" x 7' 4" with rear window, lino floor covering, range of wall cupboards and work top units incorporating a stainless steel double drainer sink unit, wall tiling, electric cooker, plumbing for a clothes washer and door to the conservatory rear entrance.

Outside to the rear of the kitchen is **the conservatory** 12' 0" x 9' 0" with concrete floor, glazed white painted wood frame with Perspex roof between the garden store and semi basement store, **garden store** 9' 9" x 4' 10" with concrete floor and rear window and two steps down from the conservatory to **the boiler room** 12' 0" x 10' 2" with concrete floor, rear window and Eurostar oil fired central heating boiler.

First Floor

A wide easy rising return stairway fully carpeted leads to a half landing with window and entrance to the sun lounge and main landing with entrances to two bedrooms, the bathroom and separate toilet.

Sun Lounge 12' 2" x 12' 0" with carpet and dimplex electric radiator.

Front Bedroom 1 14' 9" x 12' 0" with front window, fitted carpet, pedestal washbasin with mirror and wall tiling and wall radiator.

Front Bedroom 2 13' 10" x 12' 0" with front window, gable window, fitted carpet and wall radiator.

Bathroom 13' 1" x 8' 10" with rear window, lino floor covering, panelled bath with overhead electric shower fitting, wall tiling, pedestal washbasin and large airing cupboard with hot water cylinder with immersion heater.

Separate Toilet with small rear window.

Front Walled Garden with stone built lock up attached outhouse with stone flag roof.

Services Mains water, electricity and drainage. Oil fired central heating. Double glazing throughout.

Lounge



Sitting Room



Kitchen



Sun Lounge



Bedroom 1



Bedroom 2



Bathroom



Front View to the north



Rear Conservatory and Sun Lounge





The boundaries shown by dotted lines have been plotted from the physical field. The title plan may be updated to show survey information.



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