



Little Town Outbarn

Set in 5.26 acres

Cowgill

Sedbergh, Cumbria

LA10 5RH

Guide Price £79,000

An attractive prospect to acquire an idyllic stone built traditional barn set in 5.26 acres. Located within the Yorkshire Dales National Park only 2.5 miles from the popular tourist village of Dent and 8 miles from Sedbergh town. The outbarn has a very desirable setting towards the top of Dentedale overlooking the River Dee. The barn and land will appeal to the investor and lifestyle buyers alike. Offered for sale by Informal Tender freehold with vacant possession given on completion.

Tender deadline 12 noon Wednesday 31st January 2024 clearly marked 'Outbarn, Cowgill' to the Sawley office.

Viewings by appointment through the selling agents.

Old Sawley Grange, Gisburn Road, Sawley, Clitheroe, BB7 4LH

Description

Little Town Outbarn is a traditional stone construction agricultural barn typical of the area. Re-roofed in approximately 1955 with new timbers and corrugated fibre cement roof sheets, the barn appears structurally in good order both internally and externally. The barn is situated and tucked into the valley side of Dentdale with its own trackway that sweeps around off the public highway and a double gated entrance. The barn is set within its own 5.26 acres of surrounding agricultural land shown on the attached plan edged red currently a mixture of newly planted saplings and vegetation. All boundaries are well fenced or stonewalled in good stockproof condition. There are currently no mains services to the barn however a mains electricity overhead power line with timber pole is located to the rear in close proximity. A water supply could be made available from shared access to the spring supply and header tank used by Little Town farmhouse at a cost to the buyer. The barn also benefits from good access on to the Dales Way public footpath and recreational route. Overall the outbarn provides a desirable and attractive prospect for many different buyer types.

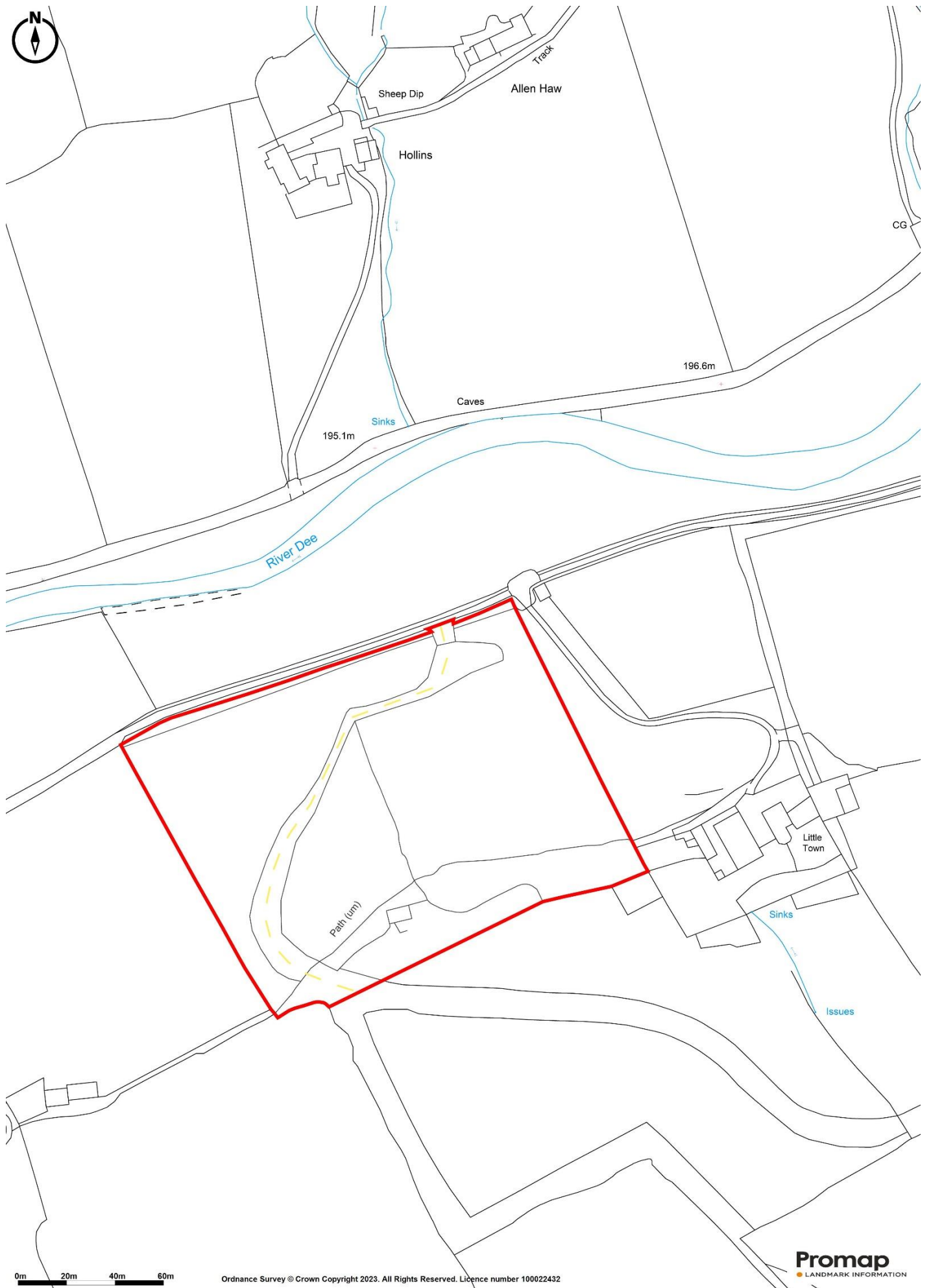


Please Note: In order for selling agents to comply with HM Revenue and Customs (HMRC) Anti-Money Laundering regulations we are now obliged to ask all purchasers to complete an Identification Verification Questionnaire form which will include provision of prescribed information (identity documentation 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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