

**Cage Farm
Dent, Sedbergh
Cumbria
LA10 5QX**



**A Desirable Grade II Listed Farmhouse Having Been Modernised
And Affording Comfortable Family Accommodation.
With A Range Of Traditional Buildings And Paddock.**

**Offers Invited In The Region Of £395,000
For House, Buildings And Paddock.**
(Additional Land Available By Separate Negotiation.)

**Sole Agents:
Richard Turner & Son
14 Moss End, Crooklands,
MILNTHORPE, LA7 7NU.
Tel: 015395 66800.**

Location:

The property is located approximately one mile southeast of the village of Dent, adjacent to the U5475 public highway. It lies approximately six miles from the market town of Sedbergh and eleven miles from Junction 37, M6.

The property is in an attractive setting, lying on the lower southern slopes of the valley and with excellent views, both along and across the valley.

Viewing:

Only by appointment with the agents.

Description:

The house is of rough course sandstone construction under a slate roof. The former joiner's workshop attached being under a stone slate roof. The property is thought to be of earlier 18th century construction, remodelled in the 19th century and more recently modernised. The house provides comfortable family accommodation, together with a range of outbuildings and a small paddock. If additional land is required, this can be made available subject to separate negotiation.



The accommodation, which benefits from double glazing and an LPG central heating system comprises:-

Ground Floor:

Entrance canopy leading to

Lounge: Large chamfered lateral beams and 18th century panelled partition, with fielded panels and dado rail to dining room. Slate fireplace with LPG fire. Built in cupboards. Central heating radiator.
14' 9" x 14' 6"
(4.52m x 4.45m)



Dining Room: Lateral beams, panelled walls and rear wall incorporating round headed alcove with pilasters and keyed moulded head. Central heating radiator
11' 4" x 14' 6"
(3.45m x 4.45m)

Kitchen: With lateral beam. Built in floor and wall units incorporating Algor electric oven with Whirlpool ceramic hob. Whirlpool extractor fan and hood. Single drainer stainless steel sink unit with tiled splashback. Built in Integra refrigerator. Plumbed for dishwasher. Recessed lighting. Central heating radiator.
12'3" x 9'3"
(3.74m x 2.82m)



Glazed rear entrance porch off.

Inner hall with stairs off and small understairs cellar.

Utility Room: Tiled floor and with floor and wall units. Plumbed for auto washer. Wall mounted Worcester Bosch LPG boiler. Built in pantry and cloaks cupboards.
7'2" x 6'3"
(2.18m x 1.90m)

Bathroom: Three quarters tiled and with panelled bath with shower over, low suite WC and pedestal toilet basin. Built in airing cupboard. Central heating radiator
9' 2" x 6' 7"
(2.78m x 2.00m)

First Floor:

Landing:

Bedroom 1:
14'10" x 12'9"
(4.53m x 3.89m)

Fielded panel partition with built in wardrobes.
Central heating radiator.



Bedroom 2:
15' 0" x 12'4"
(4.57m x 3.76m)

Fielded panel partition with built in wardrobes.
Built in cupboards.
Central heating radiator.



Bedroom 3:
9' 4" x 8'11"
(2.85m x 2.73m)

Central heating radiator.

Bedroom 4/Study:
9' 6" x 10'8"
(2.89m x 3.25) maximum
Or 8'4" (2.53) minimum

L-Shaped.
Built in cupboard.
Central heating radiator.



Outside:

Stone and stone slate store being former joiners workshop and attached to the house. L Shaped. 14' 5" x 15'10" (4.40m x4.81m) plus 12'3"x 7'5" (3.74m x 2.6m) and additional loft area. Single drainer stainless steel sink unit. Pump controls for borehole water supply, also features large 16 pane windows.

Small stone building incorporating former WC and pig hull on split levels.

Attached brick and corrugated iron wash house.

Stone and asbestos coal house and store.

Lawned gardens to front, rear and side including vegetable garden, greenhouse (approximately 8'6" x 10'2" (2.60 m x 3.10m)and site of borehole water supply.

Outbuildings:

Rendered Brick and Asbestos detached Garage
19'6" (5.93m) x 19'3" (5.87m)

Stone barn under asbestos roof
49'3" x 28' (15.03m x 8.55m) (1 bay) or 22' (6.70m) (4 bays)
With power and light. Stable with loft over. Double doors to rear comprising, stone and stone slate garage 20' x 9'3" (6.10m x 2.82m).

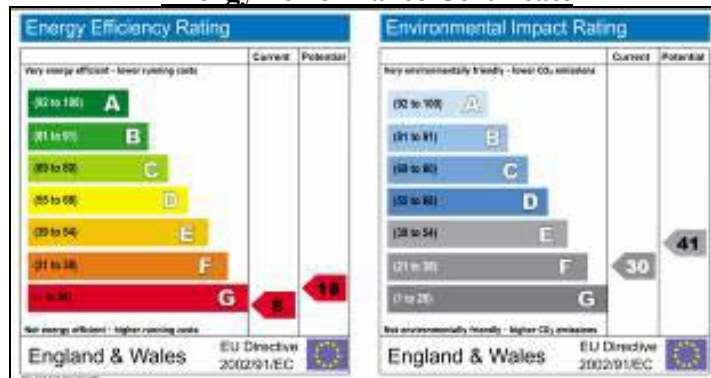
Old cooling house under asbestos roof 15'9" x 9'3" (4.8m x 2.82m).

Second cooling house being block and asbestos 12' x 9'3" (3.65m x 2.82m).

Two additional block and asbestos shippons for eight being 28' x 19'4" (8.55m x 5.9m) and 32'6" x 21'6" (9.90m x 6.55m).



Energy Performance Certificate



Land

A small paddock to the rear of the property is included in the sale and in all the property extends to approximately 0.56 acres. Further additional land is available by separate negotiation

Water Supply:

The property benefits from a borehole water supply situated within its own grounds. The borehole also supplies water to a nearby property and is subject to the owners of that property and their successors in title paying one half of the cost of electrical supply to operate the water supply system and one half of the cost of the maintenance, repair or renewal of the water supply or any part of it. This agreement is recorded in a formal Deed of Grant, a copy of which is available for inspection.

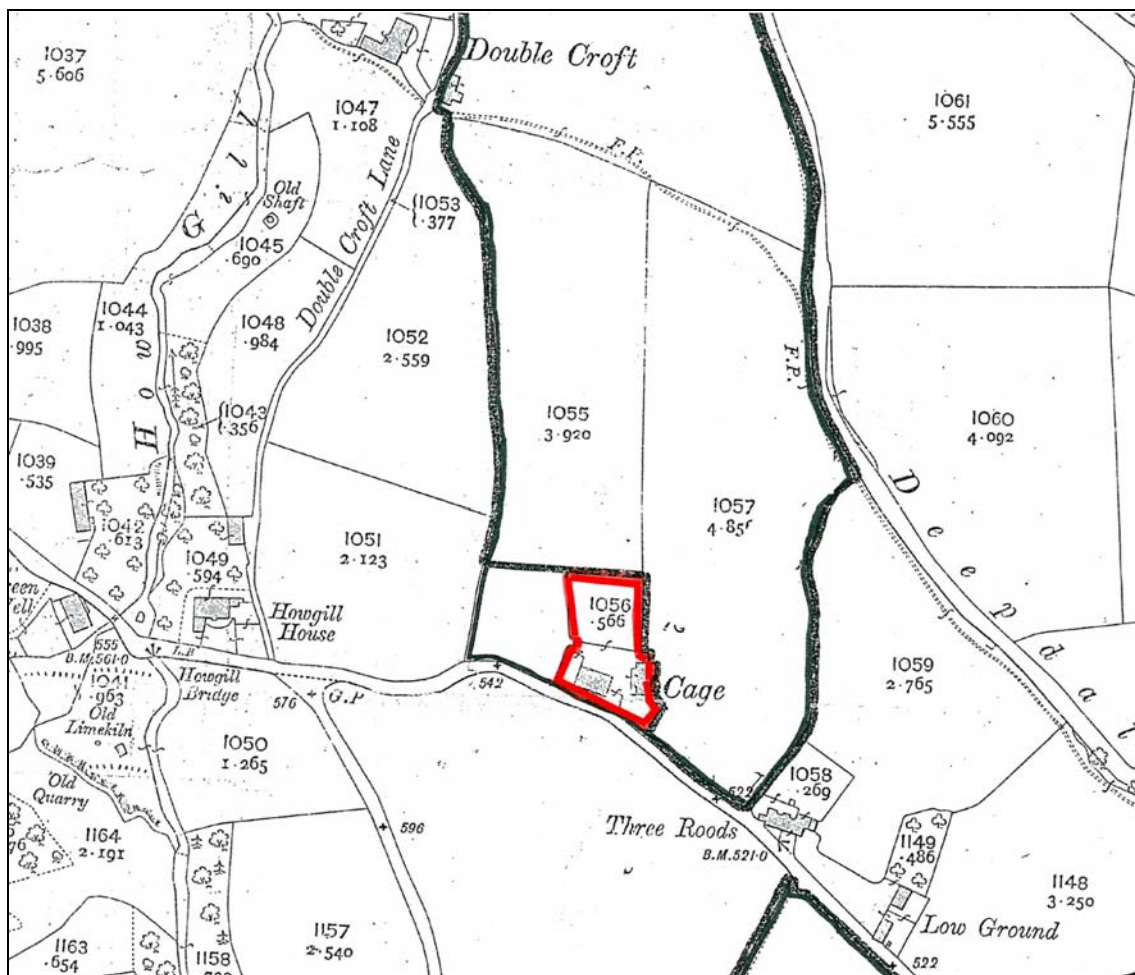
Other Services:

Mains electricity. Septic tank sewerage system.

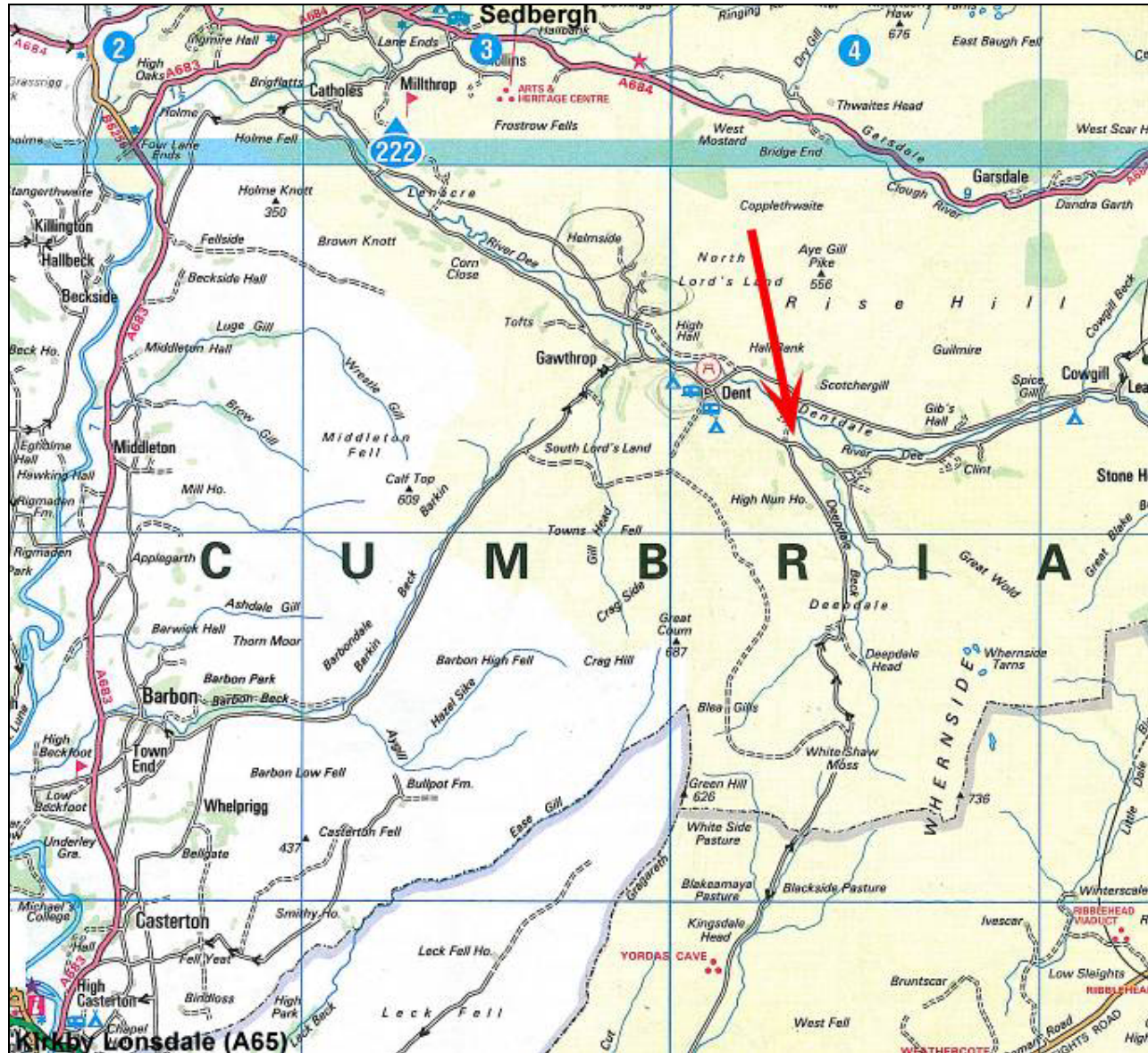
Listing:

A copy of the listing is available for inspection at the agent's office

Plan of Cage Farm



Location Plan



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