

Whernside Manor Dent, Sedbergh, LA10 5RE



A unique opportunity to purchase a Grade II Listed Gentleman's residence reputed to be the inspiration behind Bronte's 'Wuthering Heights' together with outhouses and grounds extending to 4.71 acres (1.91 ha). The property is situated on the 'Dales Way' in beautiful Dentedale in the Yorkshire Dales National Park, close to the renowned Sedbergh School. The nine bedroom property would lend itself to a number of uses, including private dwelling, bed & breakfast or boutique hotel (subject to the granting of appropriate consents).

Guide Price Offers in the Region of £725,000

Viewing Highly recommended and by appointment only

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Location

From the centre of Dent village, take the right hand fork at the George and Dragon pub, and follow the road for approximately 2 miles (3km) and the property is situated on the right. Junction 37 of the M6 Motorway is under 12 miles and Sedbergh School is less than 8 miles away. The property is located close to the 'Dales Way' a very popular walking route within the Yorkshire Dales National Park.

Description

The Grade II Listed Manor House: A large stone built colonial style property under a slate roof. The house benefits from Oil fired central heating, mains electric and natural water (mains water is at the adjacent property). The spacious accommodation comprises:

Ground Floor With front and rear entrance and inner hall.

Vestibule Entrance 2.81m x 1.74m (9'3 x 5'9) Mosaic patterned tiled floor, architraves.

Entrance Hall 3.73m x 2.79m (12'3 x 9'2) Mosaic patterned tiled floor, architraves, feature archway to

Inner Hall & Stairway 5.78m x 2.77m (19'0 x 9'1) Architraves, sweeping Georgian Staircase.

Dining Room 5.60m x 5.38m (18'4 x 17'8) Ornate architraves, central ceiling rose, part panelled walls, polished wood floor, marble fireplace, wall cupboard.

Sitting Room 5.61m x 5.33m (18'5 x 17'6) Architraves, central ceiling rose, part panelled walls, two display cabinets with glazed panels, tiled fireplace.

Drawing Room 5.62m x 5.28m (18'5 x 17'4) Central ceiling rose, polished wood floor, part panelled walls, marble fireplace with mahogany surround.



Kitchen 5.29m x 3.80m (17'4 x 12'6) Tiled floor, Rangemaster Classic LPG Range, stainless units.

Scullery 4.06m x 1.70m (13'4 x 5'7)

Lobby & Hallway with rear stairs to first floor.

Office 1.85m x 1.51m (6'1 x 4'11)

Store 2.45m x 1.76m (8'0 x 5'9)

Library 4.47m x 3.89m (14'8 x 12'9) Fitted wall shelves, fireplace.

Rear Hall 5.41 x 1.88m (17'9 x 6'2)

Rear Vestibule 2.01m x 2.01m (6'6 x 6'6)

WC 1.73m x 0.74m (5'7 x 2'4)

Washroom/Shower Room 2.94m (max) x 4.01m (9'8 x 16'5)

TV Room 5.09m x 4.26m (16'8 x 14'0) Roof light, fireplace with marble hearth.

Boot Room & Utility 2.66m (max) x 6.31m (8'9 x 20'9)

Male & Female Shower Rooms & a Freezer Room for the bunk house are accessed externally.



First Floor:

Landing 4.43m x 2.75m (14'6 x 9'0)

Bedroom 1 5.26m x 4.21m (17'3 x 13'10) Part panelled walls, architraves, central ceiling rose, walk in wardrobe, window shutters **En Suite Shower Room** 2.13m x 1.24m (7'0 x 4'1) Shower, wc and sink.

Bedroom 2 5.61m x 5.31 (18'5 x 17'5) Architraves, central ceiling rose.



Bedroom 3 3.81m x 2.79m (12'5 x 9'2) Feature wall cupboard, dado.

Bedroom 4 5.66m x 2.61m (18'7 x 8'6) Architraves, central ceiling rose, vanity unit with wash hand basin.

Family Bathroom 1 4.04m x 2.59m (13'3 x 8'5) Corner bath, wc, wash hand basin, airing cupboard with hot water cylinder and storage shelves.

Inner Landing Architraves, central ceiling rose, feature wall cupboard, fitted shelves.

Bedroom 5 4.24m x 3.04m (14'0 x 10'0) Stripped pine feature wall cupboard, pine window seat. **Ensuite Shower Room** 2.68m x 1.20m (8'8 x 3'0) Shower, wc and wash hand basin.

Family Bathroom 2 Bath, wc and wash hand basin.

Withdrawing Room/Bedroom 10 4.47m x 4.41m (14'7 x 14'5) Oak panelled walls, beamed ceiling, recess with shelving.



Second Floor:

Landing

Wash room & Cloakroom Two separate wc, two wash hand basins and a cylinder

Bedroom 6 5.02m x 4.09m (16'6 x 13'5) Fitted wardrobes, dormer window, roof light

Bedroom 7 5.01m x 4.13m (16'5 x 13'6) Fitted wardrobes, wall cupboard, dormer window

Bedroom 8 4.01m x 3.39m (13'3 x 11'2) Beamed ceiling

Bedroom 9 3.45m x 2.33m (11'4 x 7'7) Fitted bunk beds, roof light



Cellars:

Wine Cellar 4.86m x 2.76m (16'0 x 9'1) Fitted shelving

Workshop 5.59m x 5.21m (18'5 x 17'2) Fitted base units and shelves

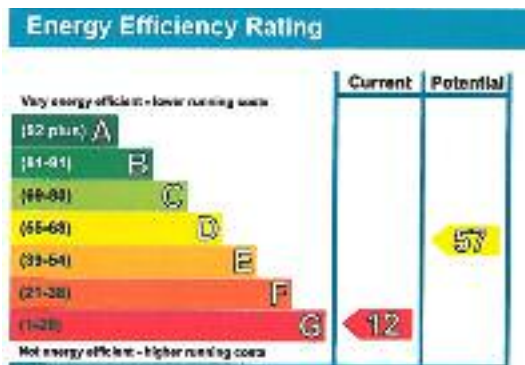
Store Room 3.02m x 2.84m (10'0 x 9'4) Fitted shelving

Boiler Room 5.68m x 5.34m (18'7 x 17'6) Flagged floor, fitted shelves

Outside:

Bunk House To the rear of the property, there is a stone built bunk house under a slate roof. The accommodation in the bunk house comprises: Drying room, lobby, kitchen/dining area, bunk area housing 12 bunks

General Purpose Store





For illustrative purposes only - not to scale. The position and size of doors, windows, appliances and other fixtures are approximate only. © Room Wise Incorporated. Unauthorised reproduction prohibited. Not produced using The Mobile Agent.

First Floor



Second Floor



Detached Stone Outhouse Previously used as a bunk house, with lean to attached

Garages Whernside Manor also benefits from ownership of part of the ground floor of the stone barn situated at the end of the drive. The barn is split into three garages.

There are also a number of smaller stone outbuildings, including a coal house, garden shed and WC, together with a timber built summer house.

Gardens & Grounds There are extensive lawned gardens to the North side of the property and more formal gardens to the front. A stone archway leads from the formal gardens to the paddock and woodland on the South side of the property.



History Whernside Manor, previously known as 'West House', has a rich and varied history. Constructed around the mid 17th Century the house was owned by the Sill family, with links to plantations in Jamaica, in the 1700s. There are reputed links to Bronte's 'Wuthering Heights' and other fascinating tales. At some stage the house was sold to the Army and remained an Army property until approximately 25 years ago, when it was purchased by current owner. Since that time the house has been sensitively refurbished, although some further modernisation is now required.

Potential The house has previously been used for B & B and has huge potential for a number of other uses including Country House Hotel, wedding venue, private residence, second home or hostel subject to the granting of any necessary permission.



General Remarks & Stipulations

LOCAL SERVICE AUTHORITIES:

United Utilities Water, Haweswater Hse, Lingley Mere Business Park, Great Sankey, Warrington.

Tel (01925) 23700

Electricity North West, Parkside Road, Kendal,

Tel (1539) 721301

Yorkshire Dales National Park Authority 01969 650456

PARTICULARS OF SALE: The descriptive particulars (but not the stipulations and special conditions of sale) do not constitute, or constitute any part of any offer or Contract and all statements made herein are made without responsibility on the part of the Auctioneers or the Vendor. All intending purchasers should satisfy themselves as to their correctness. The Vendor does not make nor give and neither Richard Turner & Son nor any person in their employment has any authority to make or give any warranty as to the land and property.

SALES PARTICULARS AND PLANS: The plan and quantities are based upon the latest available editions of the Ordnance Survey as revised by the Auctioneers. Such plan and quantities and these particulars are believed to be correct but any error or omission or mis-statement shall not annul the sale nor entitle either party to compensation or in any circumstances give ground for any action at Law.

TENURE AND POSSESSION: The land is freehold and vacant possession will be given on completion or earlier by arrangement.

FIXTURES AND FITTINGS: All fixtures and fittings are excluded from the sale, unless they are expressly stated as being included.

TIMBER AND WOOD: All growing timber and fallen timber are included in the sale.

TOWN PLANNING AND LOCAL LAND CHARGES: So far as the Vendor is aware the present use of the property is in accordance with the Town and Country Planning Acts. No requisition shall be raised in regard to the user or otherwise in relation to the said Acts and the Vendor shall not be required to give any further information in regard to the Town and Country Planning. The land is sold subject to:

a) all local and land charges and any requirements enforceable by any local or other Public Authority.

b) all encumbrances and other matters, the existence of which can or ought to be discovered by enquiry of any Local or other Public Authority

and the Purchaser shall not be entitled to any compensation or right of rescission in respect thereof.

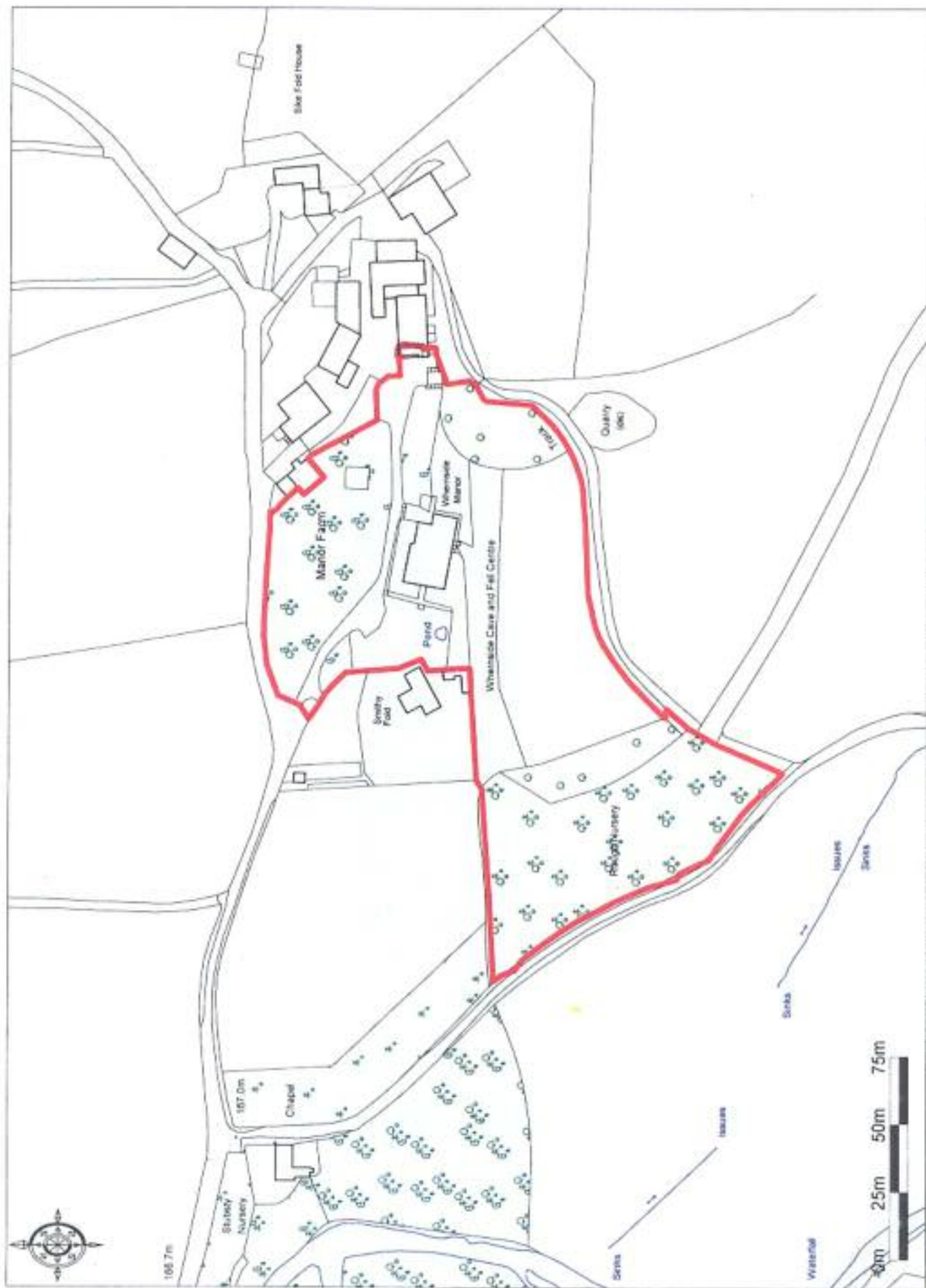
RIGHTS AND EASEMENTS: The land is sold and will be conveyed with the benefit of and subject to the burden of all existing rights of way, all rights for the continuance of any means of supply of water, gas or electricity, all rights for drainage and sewerage and any other pipelines over or under the land, together with all necessary rights of access for maintenance, renewal and repair of any apparatus or constructions in connection with such rights.

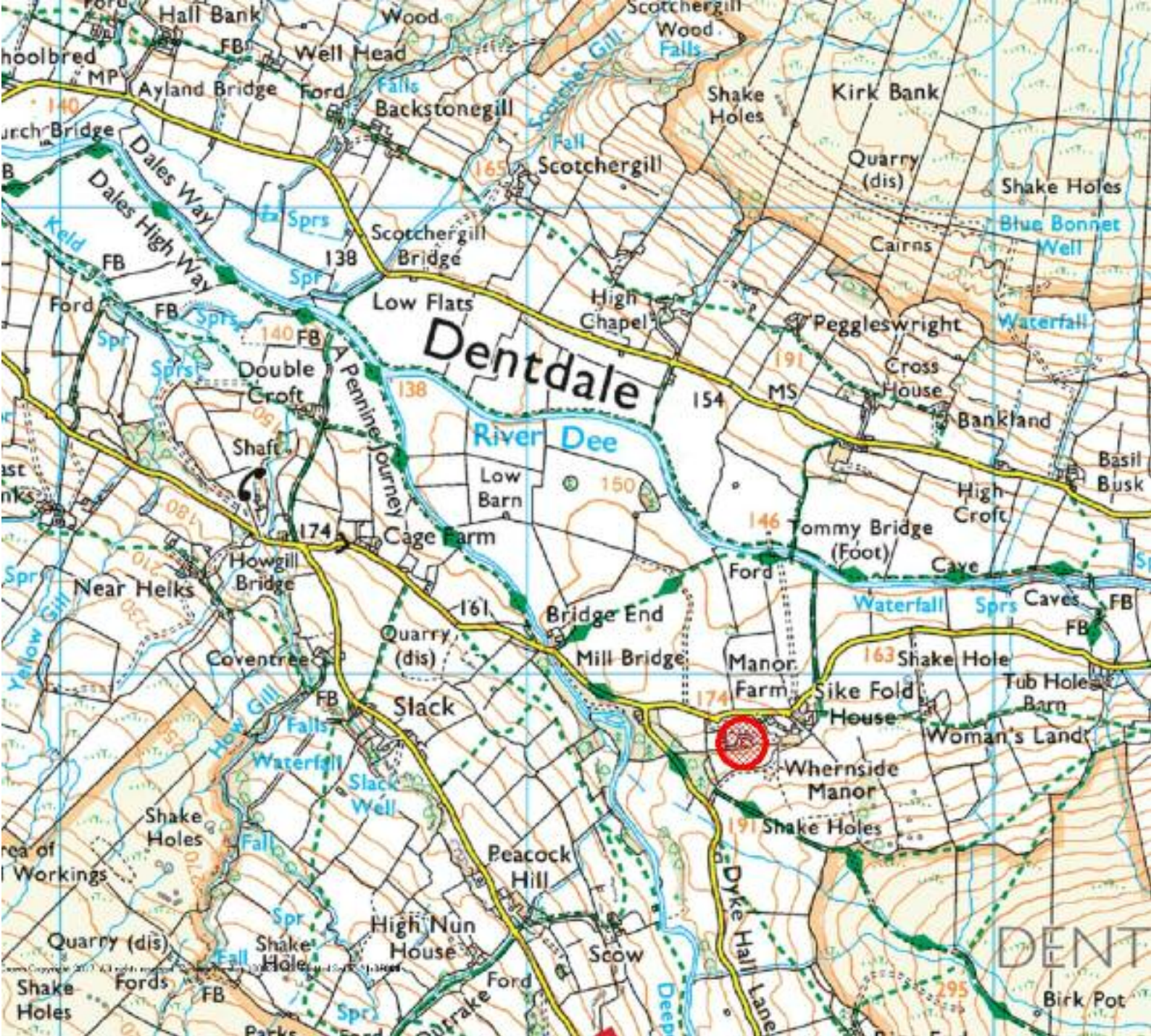
OVERHEAD ELECTRICITY, TELEPHONE LINES & UNDERGROUND CABLES: The Purchaser of the land shall take it subject to such Wayleave as affects the same and shall be responsible to notify the appropriate authority of his interest.

FENCES & BOUNDARIES: The Purchaser of each lot will be required to maintain in stockproof condition the fences marked with a "T" on the side of the fence to which it belongs. Where there is no fence built or existing, or, where the existing fence is not in reasonable repair, then the Purchaser of the Lot with "T" marked on that side will be required to erect an adequate stockproof fence within three months of completion and thereafter maintain it in a stockproof condition. The responsibility of fencing of the original boundary of the land has been marked according to the best knowledge of the Vendor, but it is in no way guaranteed and intending Purchasers should make their own enquiries. Any discrepancy in this respect shall not annul the sale nor give rise to any claim for compensation whatsoever.

DISPUTES: Should any dispute arise before or after the date of completion between the Vendor and the Purchaser as to the interpretation of the particulars, or any matter whatsoever arising therefrom, or thereout, that matter in dispute shall be referred to the arbitration of RICHARD TURNER of Richard Turner & Son, Royal Oak Chambers, Main Street, Bentham, whose decision shall be final and binding on the parties in dispute.

INSURANCE: As from the date of sale/signing of the Contract, the property shall be at the sole risk of the purchaser(s) and he/they shall affect his/their own insurance's accordingly.





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