



## **East Clint, Cowgill, Dent, LA10 5RQ**

### **Offers In The Region Of £725,000**

A rare opportunity to own a historic Grade II listed detached property with planning permission granted for extensions and conversion of barn, located in the highly scenic Dentdale, Cumbria. For those seeking peace and quiet in a sought after part of the Yorkshire Dales National Park.

## Property Description

East Clint is located at the end of its own privately owned drive in a truly stunning location, with breathtaking views of Dentdale. This historic detached four-bedroom property is Grade II listed with many fine 18th-century features. A building of special architectural and historic interest, the main part of the ground floor structure may date back further, with potential origins as a long house.

With spacious accommodation, and planning permission granted for extensions, plenty of parking, a large period barn with planning permission to convert, and generous established grounds, East Clint is the perfect family home or countryside retreat for those seeking peace and quiet in a spectacular part of the Yorkshire Dales. Available with no onward chain, viewing is essential to appreciate this unique and welcoming rural property.

The ground floor accommodation briefly comprises: front entrance porch; inner hall; large and inviting living room with beams and multi-fuel stove; spacious dining room, also with a multi-fuel stove; good-sized kitchen; useful side porch; ground floor bathroom; and rear hall with period staircase rising to the first floor.

On the first floor, the landing area provides access to the shower room, with a stunning flagstone floor, and the extremely spacious Bedroom One. An inner hallway provides access to Bedrooms Two and Four, with a door connecting Bedroom Four to Bedroom Three.

Period features include beams, stonework, flagstones, exposed floorboards, latchkey internal doors, deep sills, window seats, and a salt/wig box dated 1727 in the dining room.

The planning permission allows for the creation of a fantastic sunroom benefitting from views down the valley, and the creation of a new utility / boot room and plant room.

East Clint has mains electricity and LPG gas central heating. Drainage is via a soakaway located in the gardens to the rear of the barn. The property has its own private water supply from Whernside Tarns, with a retention tank and filter located on the boundary of the field to the rear, and an ultraviolet filter installed in the ground floor bathroom. B4RN high-speed internet is connected.

Outside, East Clint is located on the daleside, beneath Whernside, the highest of the Yorkshire Dales' three peaks. The established grounds comprise lawns, mature trees, and shrubs. An

attractive paved driveway sweeps around from the barn parking area to further parking closer to the house. The driveway down to the public road is privately owned by East Clint, with a beck running to one side. Access to the lane is gated. The popular Dales Way walking route runs behind the property, providing access to a network of public paths through the dale and up onto the open access land on Whernside. The popular Sportsman Inn at Cowgill can be reached on foot via the Dales Way path.

The stone-built period barn comprises a large central traditional barn with a partitioned workshop incorporating the old stalls and additional store. To the front aspect, there is a useful workshop, which would be equally suitable as an art studio or office, along with a coal store. To the rear, there is a wood store and former external WC. The barn has planning permission to be converted into a four-bedroom property, suitable as either a holiday home or a local occupancy restricted main residence.

## Cowgill Location

Cowgill is a small, scattered hamlet in the Yorkshire Dales. It is served by the famous Dent Station on the Settle to Carlisle line, which connects residents and visitors to Leeds and Carlisle. Notably, Dent Station is the highest operational station on the national rail network in England. Cowgill is also home to The Sportsman Inn, a local public house.

The village of Dent, located about three miles away, is renowned as the birthplace of geologist Adam Sedgwick. Dent offers a range of amenities including the The Sun Inn, George & Dragon, cafés, a museum, and a local shop.

For families, primary education is provided at Dent C of E Voluntary Aided Primary School, while secondary education is available at Settlebeck School in Sedbergh. Sedbergh is also home to the prestigious independent Sedbergh School.

The nearest market towns are Sedbergh, approximately nine miles away, and Kirkby Lonsdale, around thirteen miles distant.

## Property Information

Freehold

Grade II Listed

Council Tax Band F

EPC Rating G

Private Water & Drainage - Details TBC

Planning permission granted for extension and conversion of barn

## Ground Floor

### Front Porch 4'5" x 3'10" (1.37 x 1.17 )

Latch key external door to the drive, hardwood double glazed windows to both sides, B4RN high speed router, tiled floor, period door to hall.

### Hall 15'7" x 4'0" (4.75 x 1.24)

Hall providing access to the living room and dining room via latch key doors, open doorway to rear hall. fitted carpet, radiator.

### Rear Hall

Period staircase rising to first floor, hardwood single glazed window from half landing to rear aspect, under stairs cupboard with shelving, recesses and light. fitted carpet, access to ground floor bathroom via period door.

### Bathroom 8'9" x 6'5" (2.67 x 1.96)



Ground floor bathroom with parquet flooring, bath, wash basin, toilet, built in unit housing water filtration system, radiator, exposed beams, hardwood single glazed window to the rear aspect with obscured glazing.

### Sitting Room 15'8" x 15'10" (4.80 x 4.83)



Spacious sitting room with fitted carpet, radiator, exposed stone feature fireplace, exposed beams, wall recesses, hardwood period sash windows with secondary glazing to the front aspect.

### Dining Room 15'1" x 16'2" (4.62 x 4.95)



Spacious dining room with fitted carpet, radiator, exposed stone feature fireplace with multi-fuel stove, exposed beams, salt cupboard dated 1727, two hardwood period sash windows with secondary glazing to the front aspect.

### Kitchen 16'11" x 9'3" (5.16 x 2.84)



Good-sized kitchen with tiled floor, radiator, range of wall and base mounted units, sink with drainer, integrated oven, hob with extractor over, electrical consumer unit, two hardwood double glazed windows to the front aspect. Hardwood door with part glazing to porch.

### Porch 10'9" x 4'9" (3.28 x 1.47)

Useful side porch providing plenty of boot and coat storage with tiled floor, base mounted storage units with work surface, LPG Gas central heating boiler. hardwood single glazed windows to the rear, side and front aspects, hardwood external door to outer lobby.

### First Floor

#### Landing

Fitted carpet, exposed stonework wall with recess., period banister, exposed beams, access to bedroom one, shower room and inner hall.

### Bedroom One 14'9" x 15'8" (4.52 x 4.78)



Extremely spacious double bedroom with exposed floorboards, radiator, loft access, hardwood sash style window with secondary glazing to the front aspect, latch key door.

### Shower Room 8'7" x 6'5" (2.62 x 1.96)

Shower room with flagged floor, radiator, shower cubicle, wash hand basin, toilet, built-in cupboard housing the hot water cylinder, exposed beam, latch key door.

### Inner Landing

Fitted carpet, exposed pine panelled wall, loft access, latch key doors to bedrooms two and four.

### Bedroom Four 11'10" x 8'9" (3.61 x 2.67)



Smaller double bedroom with exposed floorboards, radiator, exposed pine panelled walls, exposed stonework wall, exposed beam, hardwood sash style window with secondary glazing to the front aspect.

### Bedroom Two 15'1" x 12'7" (4.60 x 3.84)



Large double bedroom with exposed floorboards, radiator, exposed painted stonework wall and chimney breast. exposed beams, hardwood double glazed window and hardwood sash style window with secondary glazing to the front aspect. Hardwood double glazed window to the rear aspect. latch key door to bedroom three.

### Bedroom Three 16'2" x 8'9" (4.95 x 2.67)



Double bedroom with exposed floorboards, radiator, exposed painted stonework walls, large built-in cupboard, loft access, hardwood double glazed windows to the rear and side aspects.

### The Barn



### Main Barn 15'10" x 45'11" (4.83 x 14.02)

Traditional double height barn with exposed roof beams, large sliding door to lower parking area, light and power. Partitioned workshop with external door and window to side parking, original animal stalls, workbench, light and power. Partitioned store with external door to side parking, light and power, storage area over with workbench.

### Workshop 9'3" x 11'6" (2.82 x 3.51)

Stable door to lower parking area, workbench, light and power, window to parking area.

### Coal Store 6'3" x 9'10" (1.91 x 3.02)

Stable door to lower parking area, light and power, window to rear aspect.

### Store 4'9" x 5'6" (1.45 x 1.70)

Accessed externally from the rear of the barn via a part glazed door. Former external WC.

### Wood Store 8'9" x 7'10" (2.67 x 2.39)

Accessed externally from the rear of the barn via a stable door. Window to the side aspect. Bench. Light and power.

### Outside



Gated entry from public road to private drive, farm access through field gate, drive rises to property with beck to one side.

Gate to gardens and drive to lower parking area and barn. Sweeping paved drive rises to front of house and additional parking to side of property. Steps from lower parking to front porch. Additional parking to side of barn.

Established gardens to each side of drive to front aspect. Lawns, mature trees and shrubs. Garden

area to rear of barn - soakaway drainage system located here. Steps and gate up to side aspect of property.

Additional garden to rear of property with lawn and mature shrubs. Side gate to field providing access to the Dales Way and water retention tank at top of field.

### Planning Permission Details

East Clint has planning permission for the following:

East Clint: Single storey extension to the east wing to include the creation of a sunroom with feature window allowing open views down the valley. The plan also reconfigures parts of the existing layout and adds a utility, boot room and plant room to the western wing.

Barn: Planning permission to convert existing barn into a 4 bed holiday cottage with own garden and parking.

### Agent Notes

Fisher Hopper has not tested services, fixtures, fittings, central heating, gas and electrical systems. If in doubt, purchasers should seek professional advice. Items in these photographs may not be included in the sale of the property.

### OFFER PROCEDURE

Fisher Hopper, as agents in the sale of the property, are required to formally check the identification of prospective purchasers. In addition, purchasers may be asked to provide information regarding the source of funds as part of our offer handling process.

At the point an offer is accepted, an Onboarding Fee of £25.00 (inc. VAT) will be payable. This fee covers the legally required Anti-Money Laundering (AML) searches and secure digital verification to progress your purchase promptly and safely.

You can pay this fee securely online at:  
<https://shorturl.at/zAqJj>

### FINANCIAL ADVICE

Free and no obligation mortgage advice is available on our website. Alternatively, please contact us to arrange a call from our mortgage broker.

Your home is at risk if you do not keep up the repayments on a mortgage or other loan secured on it. Written details available upon request

### MARKET APPRAISALS

If you have a property or business which needs a market appraisal or valuation, our local knowledge,

experience and coverage will ensure you get the best advice. Our Guild Referral Network of over 800 specially selected offices can provide this no obligation service anywhere in the country. Call or email now to let us get you moving.

### INTRODUCERS FEES

Fisher Hopper Ltd receives and introducers fee from Napthens Solicitors of £100.00 + VAT for all successful introductions.

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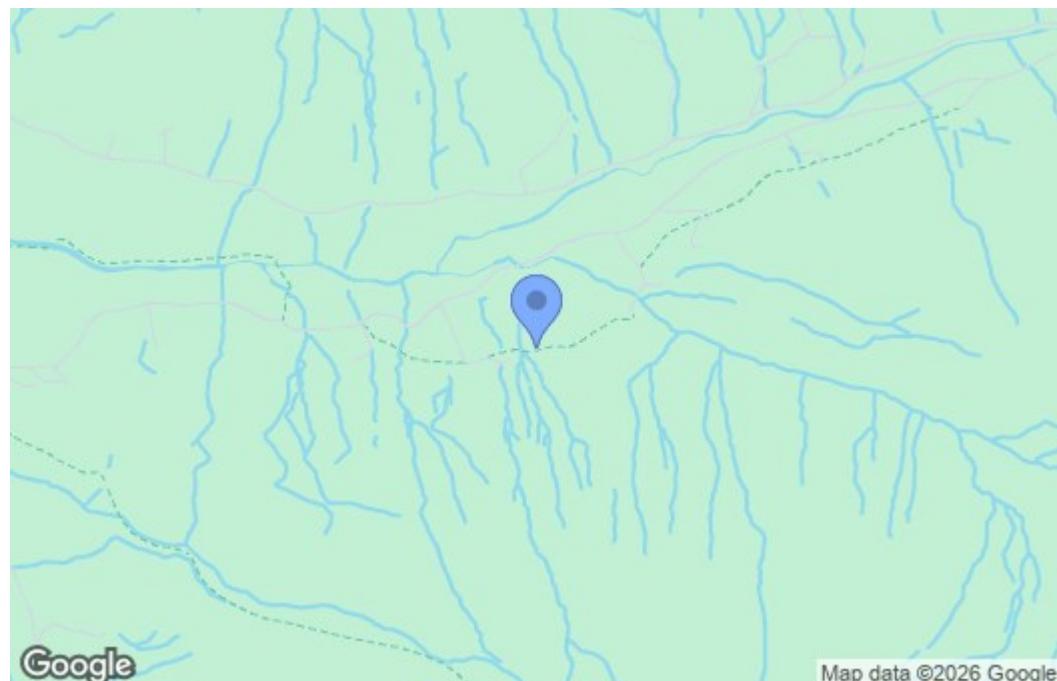
### FLOOR PLANS

Please note, floor plans are not to scale and are for illustration purposes only. Plans are produced using PlanUp.

## Floor Plan



## Area Map



## Energy Efficiency Graph

